

# **Executive Summary Report**

## **Characteristics Based Market Adjustment for 2002 Assessment Roll**

**Area Name / Number:** East Ballard / 82

**Previous Physical Inspection:** 1996

### **Sales - Improved Summary:**

Number of Sales: 576

Range of Sale Dates: 1/2000 - 12/2001

<b>Sales – Improved Valuation Change Summary</b>						
	<b>Land</b>	<b>Imps</b>	<b>Total</b>	<b>Sale Price</b>	<b>Ratio</b>	<b>COV</b>
<b>2001 Value</b>	\$90,700	\$163,900	\$254,600	\$280,000	90.9%	14.03%
<b>2002 Value</b>	\$97,700	\$177,900	\$275,600	\$280,000	98.4%	13.60%
<b>Change</b>	+\$7,000	+\$14,000	+\$21,000		+7.5%	-0.43%
<b>% Change</b>	+7.7%	+8.5%	+8.2%		+8.3%	-3.06%

\*COV is a measure of uniformity, the lower the number the better the uniformity. The negative figures of -0.43% and -3.06% actually represent an improvement.

Sales used in Analysis: All sales of single family residences on residential lots which were verified as, or appeared to be, market sales were considered for the analysis. Individual sales, of that group, that were excluded are listed later in this report. Multi-parcel sales; multi-building sales; mobile home sales; and sales of new construction where less than a fully complete house was assessed for 2001 were also excluded.

### **Population - Improved Parcel Summary Data:**

	<b>Land</b>	<b>Imps</b>	<b>Total</b>
<b>2001 Value</b>	\$91,400	\$166,700	\$258,100
<b>2002 Value</b>	\$98,500	\$181,600	\$280,100
<b>Percent Change</b>	+7.8%	+8.9%	+8.5%

Number of improved Parcels in the Population: 5278

**Summary of Findings:** The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. The results showed that including variables for condition and above grade living area improved uniformity of assessments throughout the area. For instance, the assessment ratios (assessed value/sale price) for houses with above grade living area between 801 and 1000 square feet were lower than others and the formula adjusted them upward more than the other parcels. Conversely, very good condition houses were higher than the average and the formula adjusted those upward less than the others. There are no waterfront properties in this area.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. The recommendation is to post those values for the 2002 assessment roll.

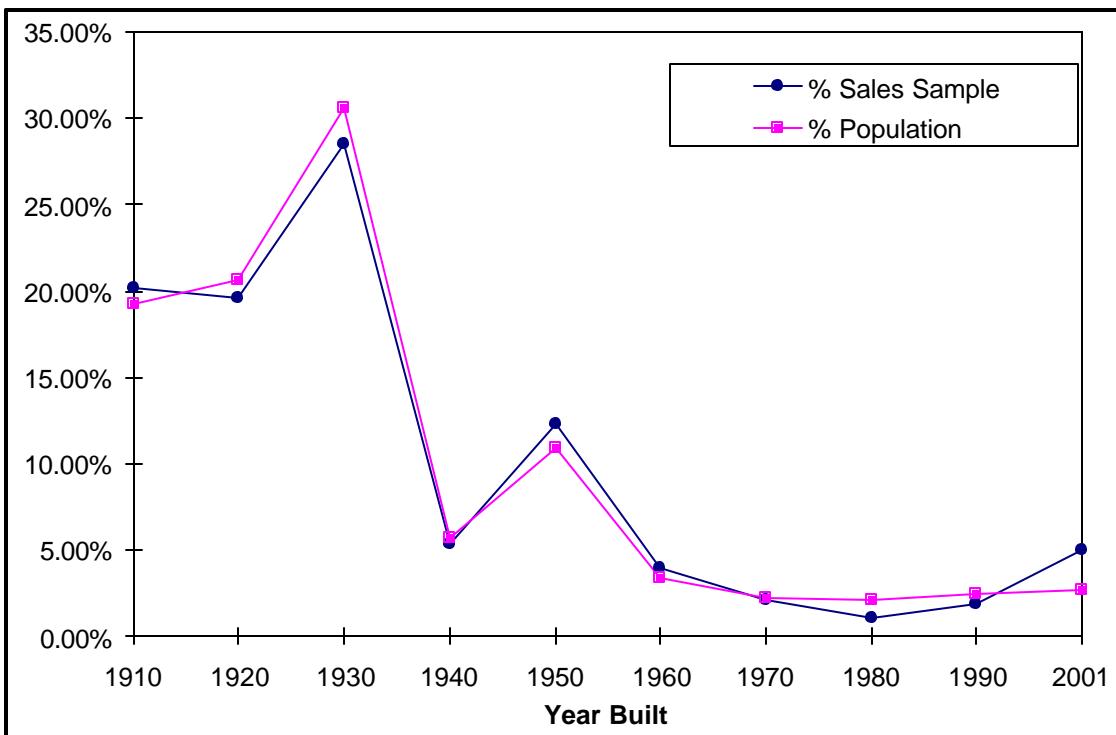
## **Sales Sample Representation of Population - Year Built**

**Sales Sample**

Year Built	Frequency	% Sales Sample
1910	116	20.14%
1920	113	19.62%
1930	164	28.47%
1940	31	5.38%
1950	71	12.33%
1960	23	3.99%
1970	12	2.08%
1980	6	1.04%
1990	11	1.91%
2001	29	5.03%
	576	

**Population**

Year Built	Frequency	% Population
1910	1015	19.23%
1920	1088	20.61%
1930	1616	30.62%
1940	302	5.72%
1950	576	10.91%
1960	179	3.39%
1970	119	2.25%
1980	112	2.12%
1990	130	2.46%
2001	141	2.67%
	5278	

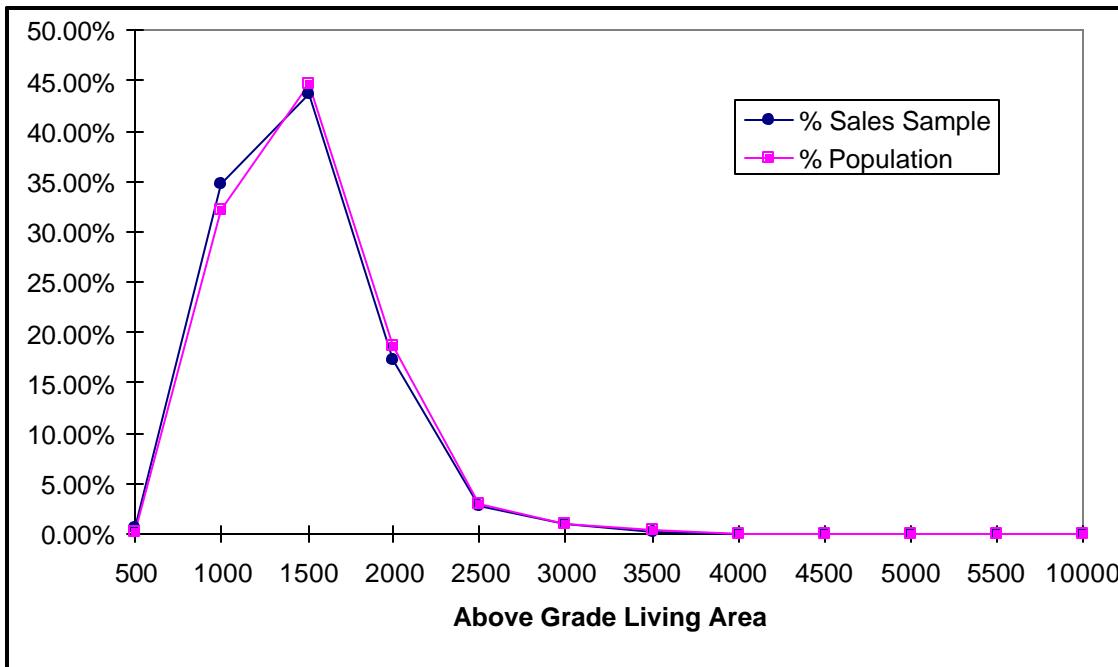


The sales sample frequency distribution follows the population distribution closely with regard to Year Built. This distribution is ideal for both accurate analysis and appraisals.

## **Sales Sample Representation of Population - Above Grade Living Area**

<b>Sales Sample</b>		
AGLA	Frequency	% Sales Sample
500	3	0.52%
1000	200	34.72%
1500	252	43.75%
2000	99	17.19%
2500	16	2.78%
3000	5	0.87%
3500	1	0.17%
4000	0	0.00%
4500	0	0.00%
5000	0	0.00%
5500	0	0.00%
10000	0	0.00%
		576

<b>Population</b>		
AGLA	Frequency	% Population
500	11	0.21%
1000	1698	32.17%
1500	2359	44.69%
2000	983	18.62%
2500	160	3.03%
3000	48	0.91%
3500	16	0.30%
4000	2	0.04%
4500	1	0.02%
5000	0	0.00%
5500	0	0.00%
10000	0	0.00%
		5278

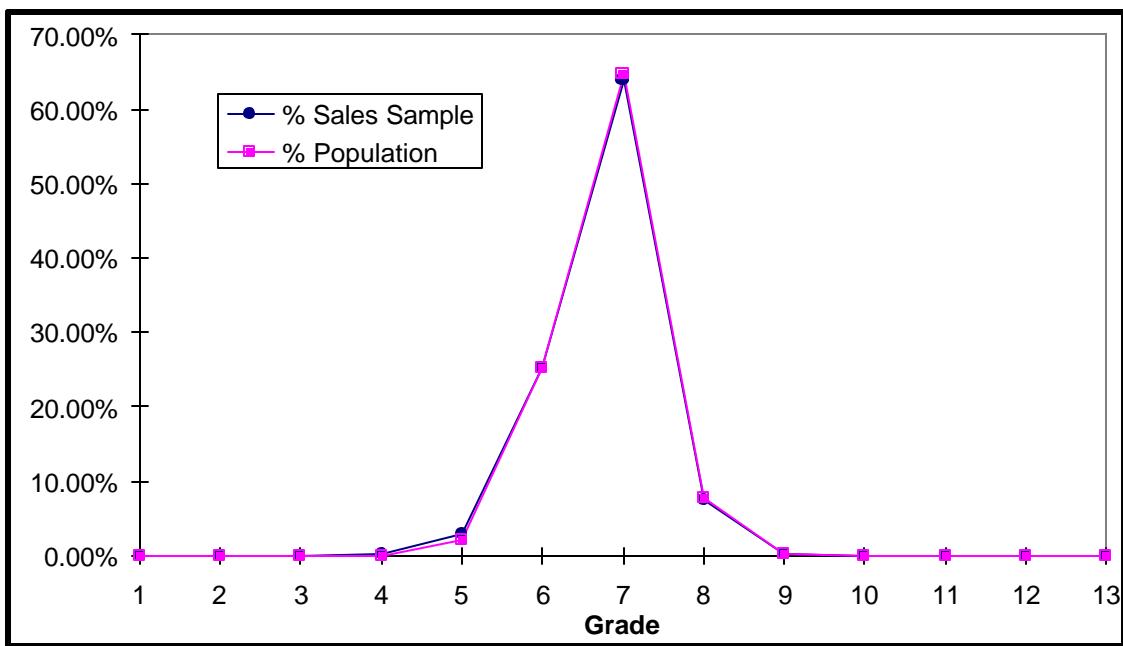


The sales sample frequency distribution follows the population distribution closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

## **Sales Sample Representation of Population - Grade**

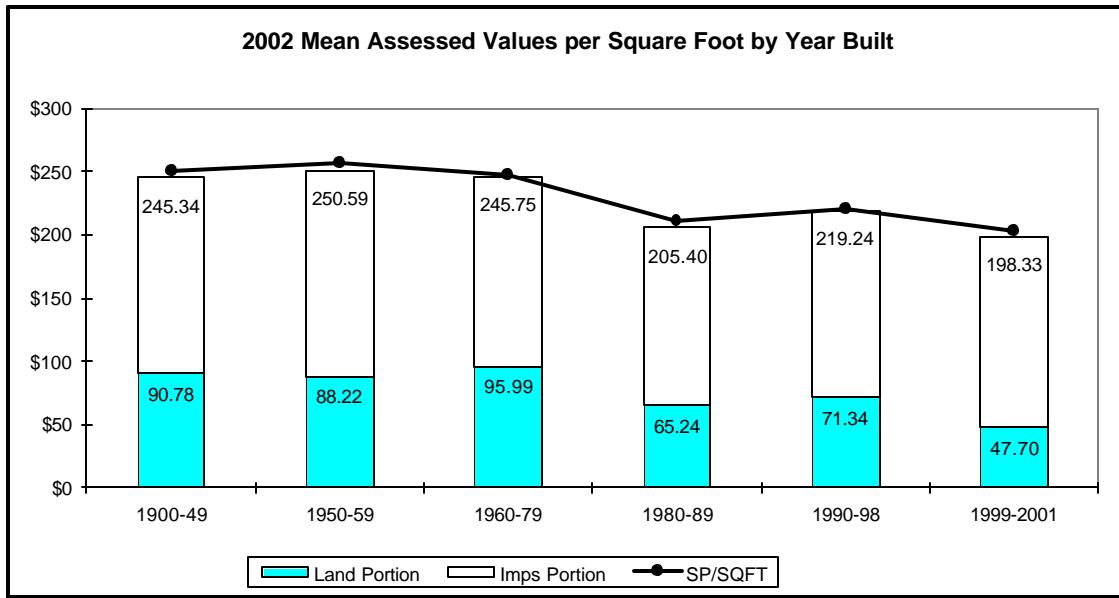
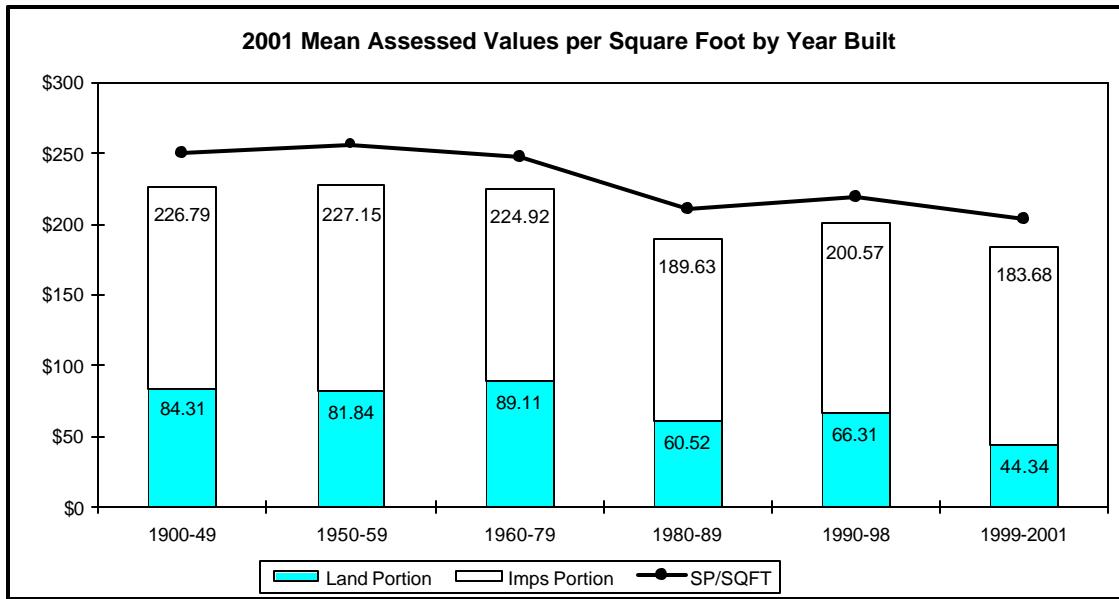
<b>Sales Sample</b>		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	1	0.17%
5	17	2.95%
6	145	25.17%
7	368	63.89%
8	43	7.47%
9	2	0.35%
10	0	0.00%
11	0	0.00%
12	0	0.00%
13	0	0.00%
		576

<b>Population</b>		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	1	0.02%
4	2	0.04%
5	106	2.01%
6	1324	25.09%
7	3424	64.87%
8	415	7.86%
9	6	0.11%
10	0	0.00%
11	0	0.00%
12	0	0.00%
13	0	0.00%
		5278



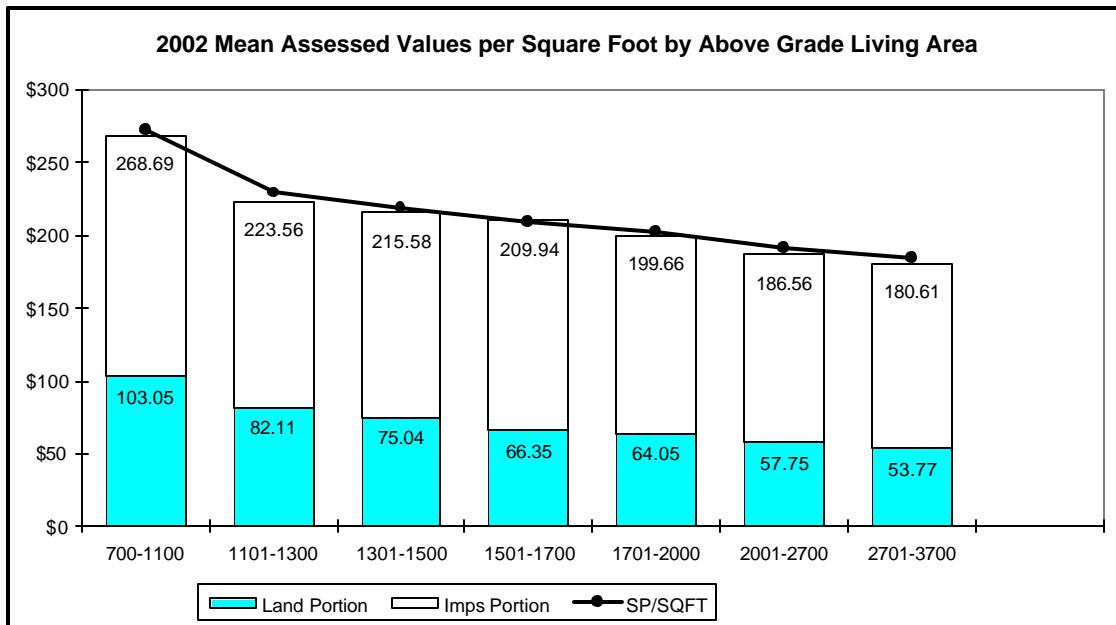
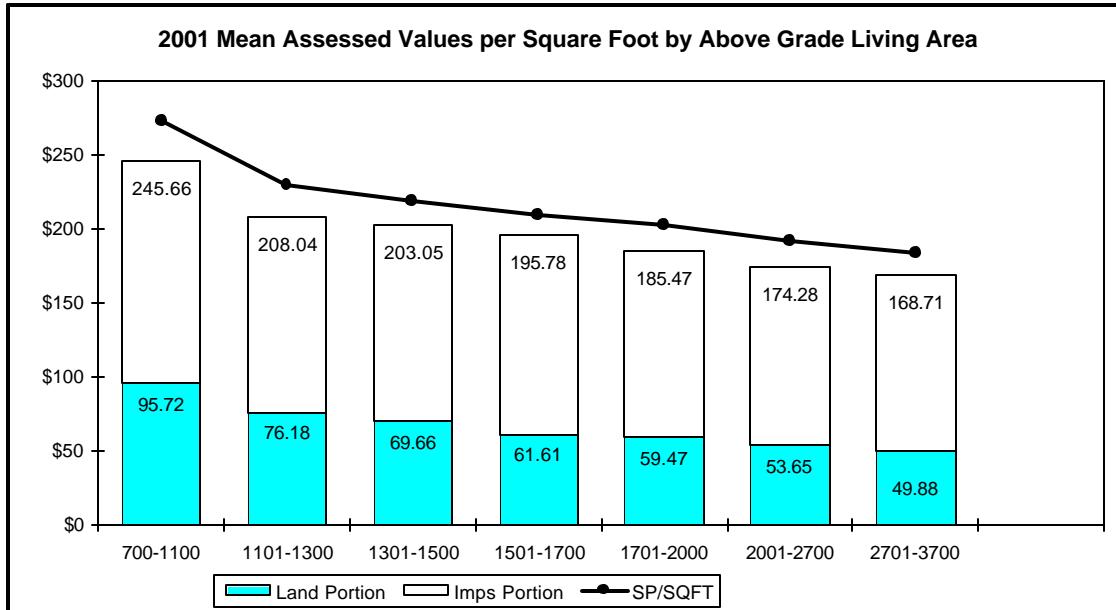
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

## **Comparison of 2001 and 2002 Per Square Foot Values by Year Built**



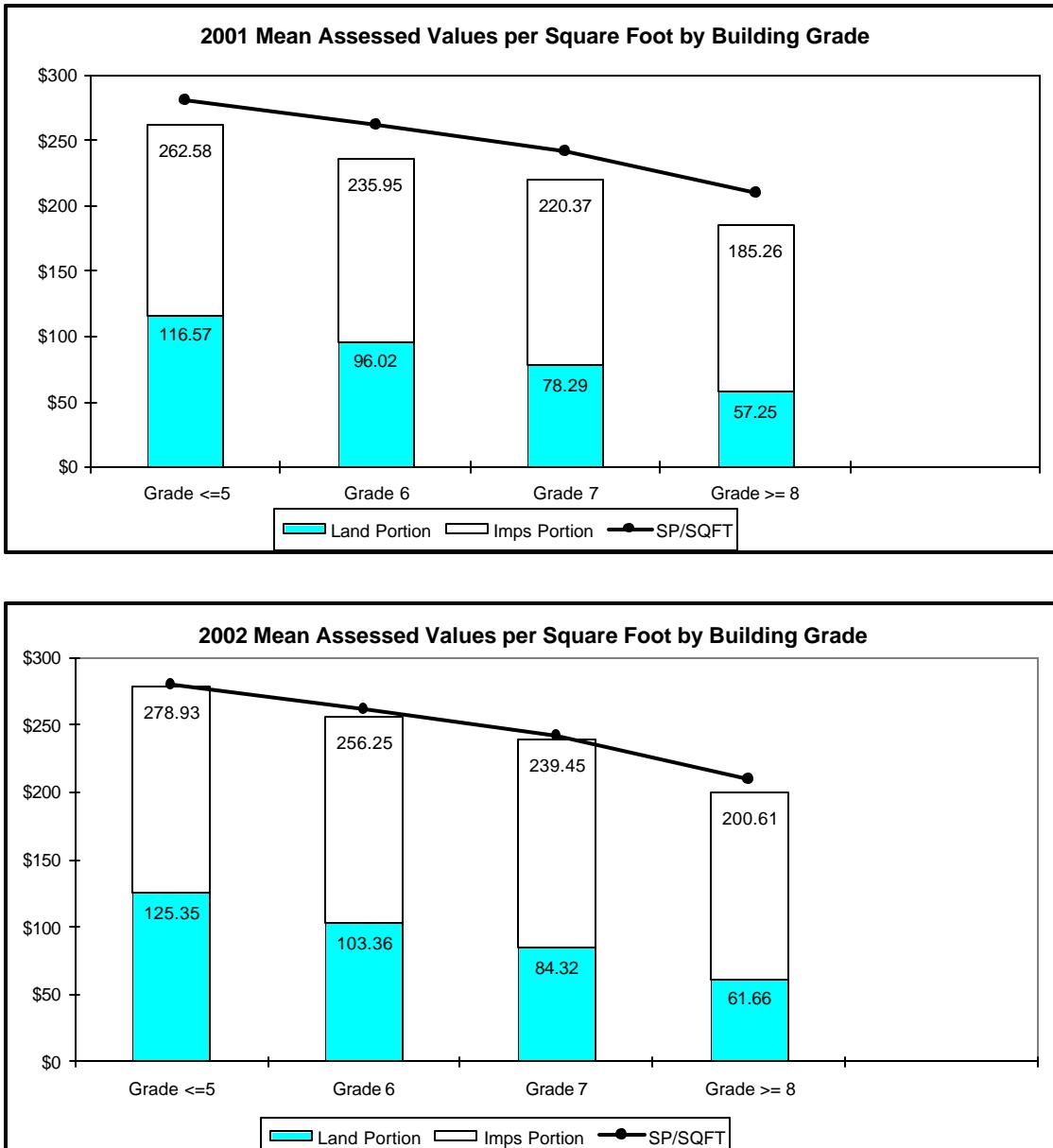
These charts clearly show an improvement in assessment level and uniformity by Year Built as a result of applying the 2002 recommended values. The values shown in the improvement portion of the chart represent the value for land and improvements.

## Comparison of 2001 and 2002 Per Square Foot Values by Above Grade Living Area



These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2002 recommended values. The values shown in the improvement portion of the chart represent the value for land and improvements.

## Comparison of 2001 and 2002 Per Square Foot Values by Building Grade



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2002 recommended values. The values shown in the improvement portion of the chart represent the value for land and improvements.

# **Annual Update Process**

## ***Data Utilized***

Available sales closed from 1/4/2000 through 12/28/2001 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

## ***Sales Screening for Improved Parcel Analysis***

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. Parcels with improvements value, but no building characteristics
6. Others as identified in the sales deleted list

See the attached sales available and sales deleted lists at the end of this report for more detailed information.

## ***Land update***

There were not enough vacant land sales to derive a market adjustment based only on vacant land sales. Based on the constant from the model, a market adjustment for land values was derived. This resulted in an overall increase of 7.7% in land assessments in the area for 2002. The formula is:

$$2002 \text{ Land Value} = 2001 \text{ Land Value} \times 1.077$$

with the results rounded down to the next \$1,000.

## ***Improved Parcel Update***

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

*With the exception of real property mobile home parcels & parcels with "accessory only" improvements,* the total assessed values on all improved parcels were based on the analysis of the 576 usable residential sales in the area.

The chosen adjustment model was developed using multiple regression. The 2001 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

### ***Improved Parcel Update (continued)***

The results showed that including variables for condition and above grade living area improved uniformity of assessments throughout the area. For instance, the assessment ratios (assessed value/sale price) for houses with above grade living area between 801 and 1000 square feet were lower than others and the formula adjusted them upward more than the other parcels. Conversely, very good condition houses were higher than the average and the formula adjusted those upward less than the others. There are no waterfront properties in this area.

The derived adjustment formula is:

$$\text{2002 Total Value} = \text{2001 Total Value} / (0.9244139 + 0.105506 (\text{if Condition} = 5) - 0.04193624 (\text{if } 801\text{SF} \leq \text{AGLA} \leq 1000\text{SF}))$$

The resulting total value is rounded down to the next \$1,000, then:

$$\text{2002 Improvements Value} = \text{2002 Total Value} - \text{2002 Land Value}$$

An explanatory adjustment table is included in this report.

- Other:* If multiple houses exist on a parcel, then: 2002 Total Value = 2001 Total Value \* 1.082 (rounded down), then, 2002 Imps Value = 2002 Total – 2002 Land.  
If a house and mobile home exist, the formula derived from the house is used.  
If “accessory improvements only\*”, then: 2002 Total Value = 2001 Total Value \* 1.082 (rounded down), then, 2002 Imps Value = 2002 Total – 2002 Land. *\*These include parcels with houses that have no characteristics data in the Assessor’s database.*  
If vacant parcels (no improvements value), only the land adjustment applies.  
Land Values or Improvements Values of \$10,000 or less and “No Perc” (SewerSystem=3) land values are not changed from 2001.  
If 2002 Total Value calculates at less than or equal to 2002 Land Value, then 2002 Land Value + 2001 Imps Value = 2002 Total Value.  
Residential properties located on commercially zoned land will be valued using the overall basic adjustment indicated by the sales sample.

### ***Mobile Home Update***

There are no Mobile Homes in this area.

### ***Model Validation***

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

## Area 82 Annual Update Model Adjustments

**2002 Total Value = 2001 Total Value\*(1 + Overall +/- Characteristic Adjustments as Apply Below)**

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

### Overall (if no other adjustments apply)

8.2%

### Very Good

-11.1%

### Condition

% Adjustment

### Above Grade Living Area

801-1000

% Adjustment

5.1%

### Comments:

The % adjustments shown are what would be applied in the absence of any other adjustments.

For instance: a very good condition house with above grade living area between 801 and 1000 square feet would *approximately* receive a 2.2% *upward* adjustment (8.2% + 5.1% *upward* for the overall and above grade living area respectively, mitigated by 11.1% *downward* for condition).

There are 183 very good condition houses and 1203 houses with above grade living area between 801 and 1000 square feet.

About 74% of the population of 1 - 3 family home parcels in the area is adjusted by the overall alone.

## Area 82 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2002 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2002 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2002 weighted mean is 0.993.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.  
It is difficult to draw conclusions when the sales count is low.

Subarea	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L.	2002 Upper 95% C.L.
2	153	0.922	0.997	8.1%	0.975	1.019
11	423	0.905	0.980	8.3%	0.967	0.993
ViewY/N	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L.	2002 Upper 95% C.L.
N	561	0.907	0.982	8.2%	0.971	0.993
Y	15	0.967	1.051	8.6%	0.966	1.136
Traffic Noise	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L.	2002 Upper 95% C.L.
N	505	0.909	0.983	8.2%	0.972	0.995
Y	71	0.914	0.993	8.6%	0.958	1.027
Lotsize	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L.	2002 Upper 95% C.L.
<3000	48	0.924	1.003	8.6%	0.969	1.037
3000-5000	427	0.902	0.977	8.3%	0.964	0.990
5001-8000	99	0.934	1.008	8.0%	0.980	1.036
8001-12000	2	0.830	0.897	8.0%	-0.270	2.063
Year Built or Renovated	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L.	2002 Upper 95% C.L.
1900-10	116	0.933	0.999	7.1%	0.972	1.026
1911-20	113	0.909	0.986	8.5%	0.960	1.012
1921-30	164	0.900	0.974	8.2%	0.954	0.994
1931-40	31	0.909	0.998	9.8%	0.942	1.054
1941-50	71	0.891	0.971	8.9%	0.943	0.999
1951-60	23	0.953	1.035	8.6%	0.980	1.089
1961-70	12	0.904	0.976	8.0%	0.875	1.078
1971-86	11	0.885	0.967	9.2%	0.887	1.047
1987-96	16	0.898	0.977	8.8%	0.892	1.061
1997-01	19	0.906	0.978	8.0%	0.924	1.032

## Area 82 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2002 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2002 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2002 weighted mean is 0.993.

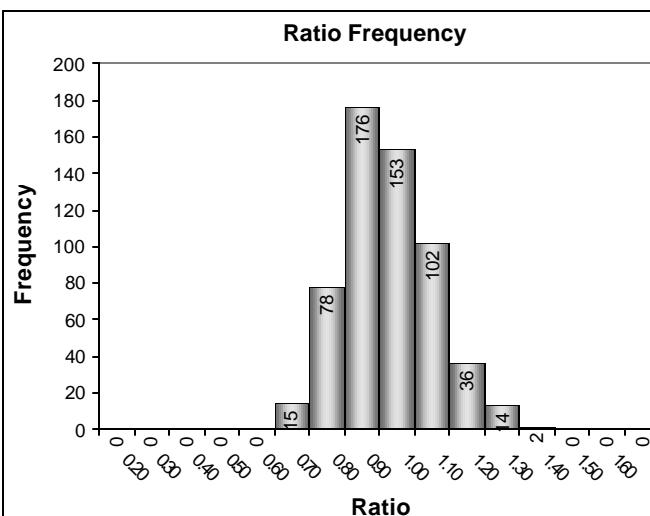
The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.  
It is difficult to draw conclusions when the sales count is low.

Building Grade	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L.	2002 Upper 95% C.L.
4	1	0.833	0.899	7.8%	N/A	N/A
5	17	0.939	0.994	5.9%	0.932	1.056
6	145	0.904	0.981	8.5%	0.957	1.004
7	368	0.915	0.991	8.3%	0.977	1.005
8	43	0.879	0.951	8.2%	0.907	0.995
9	2	0.817	0.883	8.2%	-0.986	2.752
Condition	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L.	2002 Upper 95% C.L.
Poor	3	0.784	0.857	9.3%	0.550	1.164
Fair	14	0.951	1.033	8.6%	0.948	1.118
Average	404	0.897	0.979	9.1%	0.965	0.992
Good	122	0.918	1.001	9.1%	0.976	1.026
Very Good	33	1.009	0.983	-2.6%	0.937	1.028
Stories	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L.	2002 Upper 95% C.L.
1	312	0.903	0.987	9.2%	0.972	1.001
1.5	208	0.917	0.985	7.5%	0.965	1.005
2	48	0.899	0.957	6.4%	0.920	0.993
2.5	1	1.015	1.096	8.0%	N/A	N/A
3	6	1.001	1.080	7.9%	1.076	1.085
3.5	1	0.863	0.933	8.1%	N/A	N/A
Above Grade Living Area	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L.	2002 Upper 95% C.L.
<801	70	0.910	0.971	6.8%	0.938	1.004
801-1000	133	0.876	0.987	12.6%	0.965	1.009
1001-1500	252	0.922	0.988	7.1%	0.972	1.004
1501-2000	99	0.919	0.986	7.3%	0.955	1.017
2001-2500	16	0.876	0.933	6.5%	0.850	1.015
2501-3000	5	0.997	1.076	8.0%	0.827	1.325
3001-4000	1	0.837	0.904	8.0%	N/A	N/A

# Annual Update Ratio Study Report (Before)

## 2001 Assessments

<b>District/Team:</b> NW/1	<b>Lien Date:</b> 1/1/2001	<b>Date of Report:</b> 7/29/2002	<b>Sales Dates:</b> 1/00 - 12/01
<b>Area</b> <b>82</b>	<b>Analyst ID:</b> <b>JHEL</b>	<b>Property Type:</b> 1-3 Family Residences	<b>Adjusted for time?:</b> No
<b>SAMPLE STATISTICS</b>			
<i>Sample size (n)</i> 576			
<i>Mean Assessed Value</i> 254,600			
<i>Mean Sales Price</i> 280,000			
<i>Standard Deviation AV</i> 51,685			
<i>Standard Deviation SP</i> 61,195			
<b>ASSESSMENT LEVEL</b>			
<i>Arithmetic Mean Ratio</i> 0.921			
<i>Median Ratio</i> 0.911			
<i>Weighted Mean Ratio</i> 0.909			
<b>UNIFORMITY</b>			
<i>Lowest ratio</i> 0.604			
<i>Highest ratio:</i> 1.341			
<i>Coefficient of Dispersion</i> 11.28%			
<i>Standard Deviation</i> 0.129			
<i>Coefficient of Variation</i> 14.03%			
<i>Price Related Differential (PRD)</i> 1.013			
<b>RELIABILITY</b>			
<i>95% Confidence: Median</i>			
<i>Lower limit</i> 0.897			
<i>Upper limit</i> 0.924			
<i>95% Confidence: Mean</i>			
<i>Lower limit</i> 0.910			
<i>Upper limit</i> 0.931			
<b>SAMPLE SIZE EVALUATION</b>			
<i>n (population size)</i> 5278			
<i>B (acceptable error - in decimal)</i> 0.05			
<i>S (estimated from this sample)</i> 0.129			
<b>Recommended minimum:</b> 27			
<i>Actual sample size:</i> 576			
<b>Conclusion:</b> OK			
<b>NORMALITY</b>			
<i>Binomial Test</i>			
<i># ratios below mean:</i> 305			
<i># ratios above mean:</i> 271			
<i>Z:</i> 1.417			
<b>Conclusion:</b> <i>Normal*</i>			
<i>*i.e. no evidence of non-normality</i>			



### COMMENTS:

1 - 3 Family Residences throughout the area.

# Annual Update Ratio Study Report (After)

## 2002 Assessments

<b>District/Team:</b> NW/1	<b>Lien Date:</b> 1/1/2002	<b>Date of Report:</b> 7/29/2002	<b>Sales Dates:</b> 1/00- 12/01								
<b>Area</b> <b>82</b>	<b>Analyst ID:</b> <b>JHEL</b>	<b>Property Type:</b> 1 - 3 Family Residences	<b>Adjusted for time?:</b> No								
<b>SAMPLE STATISTICS</b>		<b>Ratio Frequency</b>									
<p><b>Sample size (n)</b> 576</p> <p><b>Mean Assessed Value</b> 275,600</p> <p><b>Mean Sales Price</b> 280,000</p> <p><b>Standard Deviation AV</b> 52,962</p> <p><b>Standard Deviation SP</b> 61,195</p>											
<b>ASSESSMENT LEVEL</b>		<b>COMMENTS:</b>									
<p><b>Arithmetic Mean Ratio</b> 0.998</p> <p><b>Median Ratio</b> 0.989</p> <p><b>Weighted Mean Ratio</b> 0.984</p>		<p>Assessment levels and uniformity are improved by Annual Update.</p>									
<b>UNIFORMITY</b>											
<p><b>Lowest ratio</b> 0.651</p> <p><b>Highest ratio:</b> 1.394</p> <p><b>Coefficient of Dispersion</b> 10.94%</p> <p><b>Standard Deviation</b> 0.136</p> <p><b>Coefficient of Variation</b> 13.60%</p> <p><b>Price Related Differential (PRD)</b> 1.014</p>											
<b>RELIABILITY</b>											
<p><b>95% Confidence: Median</b></p> <table> <tr> <td><b>Lower limit</b></td> <td>0.978</td> </tr> <tr> <td><b>Upper limit</b></td> <td>1.005</td> </tr> </table> <p><b>95% Confidence: Mean</b></p> <table> <tr> <td><b>Lower limit</b></td> <td>0.987</td> </tr> <tr> <td><b>Upper limit</b></td> <td>1.009</td> </tr> </table>		<b>Lower limit</b>	0.978	<b>Upper limit</b>	1.005	<b>Lower limit</b>	0.987	<b>Upper limit</b>	1.009		
<b>Lower limit</b>	0.978										
<b>Upper limit</b>	1.005										
<b>Lower limit</b>	0.987										
<b>Upper limit</b>	1.009										
<b>SAMPLE SIZE EVALUATION</b>											
<p><b>n (population size)</b> 5278</p> <p><b>B (acceptable error - in decimal)</b> 0.05</p> <p><b>S (estimated from this sample)</b> 0.136</p> <p><b>Recommended minimum:</b> 29</p> <p><b>Actual sample size:</b> 576</p> <p><b>Conclusion:</b> OK</p>											
<b>NORMALITY</b>											
<p><b>Binomial Test</b></p> <table> <tr> <td><b># ratios below mean:</b></td> <td>301</td> </tr> <tr> <td><b># ratios above mean:</b></td> <td>275</td> </tr> <tr> <td><b>Z:</b></td> <td>1.083</td> </tr> </table> <p><b>Conclusion:</b> Normal*</p>		<b># ratios below mean:</b>	301	<b># ratios above mean:</b>	275	<b>Z:</b>	1.083				
<b># ratios below mean:</b>	301										
<b># ratios above mean:</b>	275										
<b>Z:</b>	1.083										
<p>*i.e. no evidence of non-normality</p>											

## **Glossary for Improved Sales**

### **Condition: Relative to Age and Grade**

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

### **Residential Building Grades**

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

**Sales Available for Annual Update Analysis**  
**Area 82**  
**(Single Family Residences)**

<b>Sub</b>	<b>Major</b>	<b>Minor</b>	<b>SaleDate</b>	<b>Sale Price</b>	<b>AGLA</b>	<b>FinBsmt</b>	<b>Grade</b>	<b>YrBltRen</b>	<b>Cond</b>	<b>SqFtLot</b>	<b>ViewYN</b>	<b>WtrfrYN</b>	<b>LocationAddr</b>
2	276780	0345	10/27/00	179750	640	0	5	1900	3	5000	N	N	5827 4TH AV NW
2	276960	2575	6/28/01	181400	750	0	5	1910	3	5000	N	N	6222 5TH AV NW
2	276760	2456	5/31/00	210000	750	0	5	1910	4	3900	N	N	6111 20TH AV NW
2	276830	0720	6/22/01	205000	920	0	5	1901	3	5000	N	N	918 NW 52ND ST
2	045200	1138	10/22/00	150000	610	0	6	1949	3	3960	N	N	841 NW 65TH ST
2	276830	1490	2/22/00	175000	620	0	6	1911	3	2475	N	N	945 NW 51ST ST
2	276810	0630	1/29/01	163000	640	0	6	1917	3	5000	N	N	933 NW 56TH ST
2	276790	0130	12/18/01	241000	690	0	6	1947	3	5000	N	N	836 NW 58TH ST
2	276760	0750	7/2/01	175000	690	0	6	1905	3	5000	N	N	1113 NW 65TH ST
2	276800	0115	11/15/01	249950	730	120	6	1925	5	4000	N	N	5624 7TH AV NW
2	276800	0145	5/11/00	229000	730	0	6	1925	3	4500	N	N	5612 7TH AV NW
2	276760	0565	4/24/01	166000	750	0	6	1905	3	5000	N	N	1512 NW 64TH ST
2	276770	4190	4/21/00	175000	750	0	6	1903	3	5000	N	N	1132 NW 62ND ST
2	276960	1135	12/3/01	226000	770	0	6	1918	4	3750	N	N	700 NW 60TH ST
2	276790	0140	11/13/01	222255	770	0	6	1920	3	4200	N	N	5808 9TH AV NW
2	276760	3385	2/8/00	211950	810	0	6	1943	4	3680	N	N	1527 NW 60TH ST
2	276760	1270	5/30/01	245000	840	0	6	1914	4	5000	N	N	2024 NW 63RD ST
2	276960	0360	6/29/01	207450	850	0	6	1912	3	5000	N	N	6043 4TH AV NW
2	045200	1250	7/6/01	249500	890	0	6	1909	4	3500	N	N	806 NW 64TH ST
2	276960	2110	3/8/01	259950	900	0	6	1908	3	5000	N	N	6221 5TH AV NW
2	045200	2055	9/12/01	265000	920	0	6	1914	4	5000	N	N	918 NW 62ND ST
2	276770	4110	10/13/00	227000	960	0	6	1906	3	5000	N	N	1132 NW 63RD ST
2	276760	1325	5/22/01	179000	990	0	6	1908	5	2500	N	N	2239 NW 64TH ST
2	276780	0405	5/8/01	265000	1010	0	6	1926	3	4000	N	N	5802 4TH AV NW
2	276760	3050	8/24/00	240000	1010	0	6	1900	4	5000	N	N	2010 NW 60TH ST
2	276760	0375	8/24/01	227000	1020	150	6	1920	3	4700	N	N	1821 NW 65TH ST
2	276760	0370	2/7/01	180000	1030	0	6	1927	3	4700	N	N	1825 NW 65TH ST
2	276760	3091	2/26/01	228000	1120	0	6	1981	4	3000	N	N	2048 NW 60TH ST
2	276770	4950	9/5/01	298600	1170	0	6	1905	3	4000	N	N	939 NW 60TH ST
2	276780	0035	7/12/01	215000	1200	0	6	1920	3	4650	N	N	5812 8TH AV NW
2	276760	1020	10/24/00	279000	1200	0	6	1945	3	5000	N	N	1542 NW 63RD ST

**Sales Available for Annual Update Analysis**  
**Area 82**  
**(Single Family Residences)**

<b>Sub</b>	<b>Major</b>	<b>Minor</b>	<b>SaleDate</b>	<b>Sale Price</b>	<b>AGLA</b>	<b>FinBsmt</b>	<b>Grade</b>	<b>YrBltRen</b>	<b>Cond</b>	<b>SqFtLot</b>	<b>ViewYN</b>	<b>WtrfrYN</b>	<b>LocationAddr</b>
2	045200	1490	5/25/01	306000	1220	0	6	1910	4	3360	N	N	6413 9TH AV NW
2	045200	0905	5/11/01	285000	1230	0	6	1916	4	5000	N	N	823 NW 64TH ST
2	276770	4525	9/24/01	258000	1260	520	6	1946	3	5000	N	N	1131 NW 61ST ST
2	276960	0490	3/9/00	200000	1270	0	6	1944	3	5000	N	N	6010 5TH AV NW
2	276780	0190	7/23/01	277480	1280	0	6	1944	3	5000	N	N	5836 6TH AV NW
2	276760	2365	9/27/00	249950	1300	280	6	1946	3	4650	N	N	1736 NW 61ST ST
2	276760	3535	5/17/00	249950	1310	0	6	1901	4	5000	N	N	1713 NW 60TH ST
2	276760	3225	6/21/00	252000	1330	0	6	1947	5	4750	N	N	1752 NW 60TH ST
2	276780	0276	7/9/01	282000	1340	0	6	1919	4	2655	N	N	409 NW 60TH ST
2	276760	2960	6/13/00	300000	1430	0	6	1900	3	4750	N	N	2236 NW 60TH ST
2	276960	2404	11/18/01	249425	1460	0	6	1901	3	5500	N	N	6227 4TH AV NW
2	276760	3215	8/30/01	260000	1470	0	6	1900	3	4750	N	N	1740 NW 60TH ST
2	045200	1745	1/11/00	249950	1690	0	6	1900	3	5000	N	N	909 NW 64TH ST
2	099900	0195	2/21/01	191000	1770	0	6	1916	3	5000	N	N	932 NW 60TH ST
2	276810	0695	7/15/00	205000	780	0	7	1944	3	5000	N	N	922 NW MARKET ST
2	276790	0675	7/2/01	245000	790	530	7	1944	3	5000	N	N	1127 NW 58TH ST
2	276790	0670	7/11/00	235000	790	180	7	1944	3	5000	N	N	1133 NW 58TH ST
2	276830	0085	3/23/00	230000	800	400	7	1943	3	4500	N	N	920 NW 54TH ST
2	930730	0380	4/20/01	324950	890	0	7	1931	3	4800	N	N	824 NW 57TH ST
2	045200	1450	9/20/01	219030	910	0	7	1906	3	4000	N	N	919 NW 65TH ST
2	930730	0020	4/11/00	285000	910	240	7	1926	3	4100	N	N	839 NW 56TH ST
2	930730	0095	4/19/01	250000	920	200	7	1926	3	4100	N	N	820 NW MARKET ST
2	276790	0045	2/5/01	270000	920	330	7	1942	3	4000	N	N	831 NW 59TH ST
2	276800	0390	6/6/01	200000	930	0	7	1951	3	5000	N	N	5634 4TH AV NW
2	276800	0410	8/17/01	255000	950	0	7	1994	4	4000	N	N	5618 4TH AV NW
2	276800	0065	1/10/01	256000	970	180	7	1925	3	5000	N	N	5619 7TH AV NW
2	276760	3445	10/6/00	246000	970	0	7	1926	4	3772	N	N	1534 NW 59TH ST
2	930730	0180	7/21/00	330000	990	250	7	1930	4	4800	N	N	829 NW 57TH ST
2	276760	1800	6/19/01	232000	1000	0	7	1930	3	5000	N	N	2025 NW 63RD ST
2	276770	4905	10/6/00	248000	1010	0	7	1909	3	4500	N	N	1120 NW 59TH ST
2	276810	0075	4/24/01	259950	1030	300	7	1943	3	5000	N	N	916 NW 56TH ST

**Sales Available for Annual Update Analysis**  
**Area 82**  
**(Single Family Residences)**

<b>Sub</b>	<b>Major</b>	<b>Minor</b>	<b>SaleDate</b>	<b>Sale Price</b>	<b>AGLA</b>	<b>FinBsmt</b>	<b>Grade</b>	<b>YrBltRen</b>	<b>Cond</b>	<b>SqFtLot</b>	<b>ViewYN</b>	<b>WtrfrYN</b>	<b>LocationAddr</b>
2	276790	0055	1/2/01	265000	1040	490	7	1942	3	4000	N	N	825 NW 59TH ST
2	276760	2070	9/28/01	259000	1050	0	7	1902	4	5000	N	N	1517 NW 63RD ST
2	276810	0040	7/25/00	212000	1050	0	7	1907	2	5000	N	N	915 NW 57TH ST
2	012300	0180	9/20/01	276000	1060	0	7	1912	3	3737	N	N	907 NW 61ST ST
2	045200	0624	7/11/01	246000	1060	200	7	2001	3	1523	N	N	831 C NW 63RD ST
2	276800	0240	8/27/01	275000	1090	0	7	1914	3	5700	N	N	5633 6TH AV NW
2	045200	0280	12/19/00	221000	1100	0	7	1938	3	3737	N	N	845 NW 62ND ST
2	276810	0690	8/22/00	229500	1110	280	7	1944	3	5000	N	N	918 NW MARKET ST
2	276810	0645	7/17/00	266000	1110	240	7	1954	3	5000	N	N	919 NW 56TH ST
2	045200	0622	4/23/01	274000	1120	240	7	2001	3	2050	N	N	831 B NW 63RD ST
2	045200	0620	4/19/01	269000	1120	340	7	2001	3	1426	N	N	831 A NW 63RD ST
2	045200	0620	4/19/00	205000	1120	340	7	2001	3	1426	N	N	831 A NW 63RD ST
2	045200	0795	1/27/00	212000	1130	0	7	1914	3	3750	N	N	852 NW 62ND ST
2	276760	2360	11/7/00	296000	1140	400	7	1912	3	4650	N	N	1732 NW 61ST ST
2	276760	2305	4/20/00	189950	1160	0	7	1900	4	2460	N	N	1723 NW 62ND ST
2	276810	0005	3/21/01	279950	1180	0	7	1920	3	5000	N	N	945 NW 57TH ST
2	276760	0775	9/11/00	224000	1190	0	7	1905	2	5000	N	N	1112 NW 64TH ST
2	276780	0395	2/3/00	205000	1190	0	7	1992	3	5000	N	N	5814 4TH AV NW
2	276780	0060	10/18/01	350000	1210	200	7	1926	3	5000	N	N	5815 7TH AV NW
2	276790	0640	9/17/01	265000	1220	0	7	1929	3	6600	N	N	1145 NW 58TH ST
2	276760	1660	3/8/00	231000	1240	0	7	1912	3	5000	N	N	2249 NW 63RD ST
2	276770	4170	4/22/00	217000	1250	0	7	1907	3	5000	N	N	1112 NW 62ND ST
2	276800	0085	10/16/01	223000	1260	0	7	1919	3	5000	N	N	5637 7TH AV NW
2	045200	1570	8/13/01	304950	1260	0	7	1989	3	5000	N	N	924 NW 64TH ST
2	930730	0110	3/17/00	245000	1260	0	7	1926	3	4100	N	N	832 NW MARKET ST
2	276770	4840	3/5/01	270000	1290	0	7	1906	3	5000	N	N	1143 NW 60TH ST
2	045200	1205	6/26/00	234500	1300	0	7	1906	3	4900	N	N	817 NW 65TH ST
2	276760	3515	6/21/00	265000	1310	0	7	1910	3	5000	N	N	1733 NW 60TH ST
2	045200	1735	11/21/00	256500	1320	0	7	1906	4	5000	N	N	913 NW 64TH ST
2	930730	0060	7/27/01	257000	1350	0	7	1926	3	4100	N	N	807 NW 56TH ST
2	276770	5085	5/30/00	299000	1350	0	7	1992	3	5000	N	N	809 NW 60TH ST

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**(Single Family Residences)**

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2	276760	1780	5/11/01	313000	1360	800	7	1906	4	5000	N	N	2045 NW 63RD ST
2	276790	0260	6/7/00	262000	1360	0	7	1928	3	5000	N	N	942 NW 58TH ST
2	045200	1085	2/17/00	295000	1360	0	7	1929	5	3750	N	N	6302 9TH AV NW
2	276760	3235	3/10/00	227000	1390	0	7	1900	3	4750	N	N	1762 NW 60TH ST
2	276830	1250	9/22/00	206500	1400	0	7	1900	4	5000	N	N	942 NW 51ST ST
2	276830	1195	3/15/01	289950	1420	0	7	2001	3	1895	N	N	5119 9TH AV NW
2	276830	1193	3/14/01	289950	1420	0	7	2001	3	1563	N	N	5113 9TH AV NW
2	276760	3771	8/21/00	245000	1420	0	7	1992	3	2500	N	N	2231 NW 60TH ST
2	276760	3770	6/7/00	236100	1420	0	7	1992	3	2500	N	N	2233 NW 60TH ST
2	276830	1195	2/4/00	290100	1420	0	7	2001	3	1895	N	N	5119 9TH AV NW
2	045200	0760	8/1/01	367000	1470	0	7	1936	3	5000	N	N	838 NW 62ND ST
2	276760	1920	4/12/01	300000	1480	0	7	1900	3	5600	N	N	1737 NW 63RD ST
2	276790	0890	12/4/01	359000	1500	0	7	1929	3	4900	N	N	849 NW 58TH ST
2	276760	1930	9/7/01	310000	1510	0	7	1901	4	5000	N	N	1727 NW 63RD ST
2	045200	1705	6/9/00	335500	1520	0	7	1909	4	5000	N	N	929 NW 64TH ST
2	276960	0170	5/3/00	389500	1520	240	7	1924	2	3737	N	N	6048 4TH AV NW
2	276760	0460	2/22/00	245000	1530	0	7	1900	4	5000	N	N	1736 NW 64TH ST
2	045200	1900	7/6/01	270000	1550	0	7	1916	3	5000	N	N	955 NW 63RD ST
2	276770	5125	9/7/01	250000	1560	0	7	1900	3	5000	N	N	834 NW 59TH ST
2	276770	4945	9/6/00	366000	1580	0	7	1907	4	6000	N	N	943 NW 60TH ST
2	276790	0895	4/27/01	375600	1590	0	7	1929	4	4000	N	N	845 NW 58TH ST
2	276760	0310	9/7/00	324000	1610	0	7	1900	3	5000	N	N	2014 NW 64TH ST
2	276830	1192	4/16/01	289950	1630	0	7	2001	3	1516	N	N	5111 9TH AV NW
2	276830	1194	3/14/01	286950	1630	0	7	2001	3	1517	N	N	5117 9TH AV NW
2	276760	1120	6/8/00	289500	1630	0	7	1920	3	5000	N	N	1712 NW 63RD ST
2	276760	0150	12/4/01	329950	1650	0	7	1905	3	4125	N	N	2307 NW 65TH ST
2	276770	5110	1/4/01	260000	1650	180	7	1906	2	5000	N	N	818 NW 59TH ST
2	276770	4100	2/28/00	299950	1660	0	7	1906	5	7000	N	N	1120 NW 63RD ST
2	276770	5105	11/21/01	280000	1670	290	7	1905	4	5000	N	N	812 NW 59TH ST
2	276960	0035	4/19/00	312500	1680	0	7	1928	3	3626	N	N	6009 3RD AV NW
2	276760	1140	1/28/00	249000	1730	430	7	1956	3	5000	N	N	1730 NW 63RD ST

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2	012300	0210	4/19/01	250000	1810	380	7	1915	3	3700	N	N	906 NW 60TH ST
2	276820	0245	4/12/01	380000	1860	0	7	1912	4	9000	N	N	5506 4TH AV NW
2	276800	0415	5/11/00	400000	1900	0	7	1915	4	5000	N	N	5614 4TH AV NW
2	276780	0290	7/27/00	289500	1910	530	7	1923	3	6200	N	N	5828 5TH AV NW
2	276760	3670	6/20/00	350000	1970	0	7	1922	5	5000	N	N	2011 NW 60TH ST
2	276770	4876	5/22/00	280000	1980	0	7	1904	3	5000	N	N	5911 11TH AV NW
2	045200	0805	3/19/01	305000	2040	0	7	1949	3	5000	N	N	6202 9TH AV NW
2	276760	3075	3/17/00	352000	2230	0	7	1924	3	5000	N	N	2034 NW 60TH ST
2	276760	2307	2/11/00	277500	2240	0	7	2000	3	2488	N	N	1721 NW 62ND ST
2	276960	0255	7/20/01	399500	2270	0	7	1926	4	3737	N	N	6008 4TH AV NW
2	099900	0005	1/22/01	400000	2530	1710	7	1968	3	6200	N	N	953 NW 62ND ST
2	276760	0795	1/22/01	349950	2980	820	7	2000	3	5000	N	N	1132 NW 64TH ST
2	930730	0370	7/21/00	338000	940	0	8	1931	3	4800	N	N	830 NW 57TH ST
2	276820	0250	3/22/00	182500	980	0	8	1994	3	1410	N	N	305 NW 56TH ST
2	276820	0251	5/9/00	185500	1020	0	8	1994	3	2556	N	N	303 NW 56TH ST
2	276760	0136	4/12/00	219500	1020	0	8	1922	4	2703	N	N	2319 NW 65TH ST
2	276810	0176	4/25/01	309500	1040	340	8	2001	3	1977	N	N	5609 11TH AV NW
2	930730	0155	8/27/01	287500	1430	0	8	1931	4	4700	N	N	839 NW 57TH ST
2	276960	0235	6/1/00	312000	1730	0	8	1953	3	5000	N	N	6016 4TH AV NW
2	276760	2625	9/11/01	390000	1780	940	8	1968	3	5000	N	N	2242 NW 61ST ST
2	276810	0030	4/5/00	400000	1800	1410	8	1960	3	5000	N	N	923 NW 57TH ST
2	276810	0035	2/28/00	410000	1800	1640	8	1959	3	5000	N	N	917 NW 57TH ST
2	045200	0330	6/26/01	389000	1830	1200	8	1966	3	5000	N	N	823 NW 62ND ST
2	276760	2040	4/14/00	375000	1840	860	8	1959	3	5000	N	N	1547 NW 63RD ST
2	276770	4470	11/28/00	413500	1920	520	8	1962	3	5000	N	N	6101 11TH AV NW
2	045200	0190	8/23/00	385000	2390	0	8	1965	4	7125	N	N	828 NW 60TH ST
2	276780	0141	8/27/01	320000	2520	180	8	1966	3	4300	N	N	606 NW 58TH ST
2	045200	1965	7/18/01	355000	2620	0	8	1975	3	5000	N	N	919 NW 63RD ST
2	276760	1280	3/12/01	479000	3160	0	8	1989	3	5000	N	N	2034 NW 63RD ST
11	291970	2220	2/27/01	138000	410	0	4	1918	3	2400	N	N	349 NW 84TH ST
11	291920	1340	4/25/00	157000	500	0	5	1906	4	4120	N	N	142 N 84TH ST

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11	162330	0509	10/31/01	215000	570	0	5	1900	4	2255	N	N	7209 5TH AV NW
11	162330	0509	1/4/00	198000	570	0	5	1900	4	2255	N	N	7209 5TH AV NW
11	046100	2300	3/9/00	142950	590	0	5	1947	3	2750	N	N	7359 ALONZO AV NW
11	202870	0595	10/17/01	119000	600	0	5	1914	1	1800	N	N	6724 DIVISION AV NW
11	046100	5225	6/18/01	189950	610	0	5	1909	5	3500	N	N	7008 9TH AV NW
11	162330	0446	3/20/00	155000	620	0	5	1918	3	3640	N	N	7211 5TH AV NW
11	162380	0470	2/23/00	204000	660	0	5	1911	3	3000	N	N	718 NW 73RD ST
11	288010	0280	8/3/01	255000	670	0	5	1908	5	3000	N	N	6751 7TH AV NW
11	046100	2190	1/21/00	159950	720	0	5	1947	3	2500	N	N	7312 ALONZO AV NW
11	287710	1240	6/28/00	199950	780	450	5	1916	3	4095	N	N	6511 3RD AV NW
11	287710	2495	10/20/00	250000	860	0	5	1929	4	3200	N	N	6745 4TH AV NW
11	287710	2710	7/11/00	260000	1370	0	5	1908	5	4200	N	N	6737 3RD AV NW
11	046100	1745	11/10/01	251000	460	0	6	1910	4	5000	N	N	7348 13TH AV NW
11	164650	2355	5/21/01	225000	530	0	6	1914	3	4120	N	N	123 NW 77TH ST
11	162380	0410	12/1/00	207000	570	0	6	1912	3	3000	N	N	612 NW 73RD ST
11	046100	4105	5/11/01	312500	580	0	6	1928	4	5000	N	N	7054 13TH AV NW
11	046100	5325	6/7/01	236000	610	0	6	1910	3	3000	N	N	7056 9TH AV NW
11	291970	1715	8/16/00	200000	620	310	6	1914	3	4800	N	N	315 NW 82ND ST
11	288010	0210	11/20/01	227000	650	0	6	1910	3	3000	N	N	6729 7TH AV NW
11	751900	1845	2/2/01	229000	650	0	6	1910	5	3860	N	N	643 NW 78TH ST
11	291920	0735	9/4/01	170000	710	0	6	1910	4	3819	N	N	146 N 80TH ST
11	164650	0800	4/18/01	228000	710	0	6	1910	3	3000	N	N	147 N 78TH ST
11	046100	2083	12/10/01	229950	720	480	6	1962	3	2500	N	N	7339 14TH AV NW
11	349130	0110	6/23/00	234950	720	270	6	1928	4	4875	N	N	7737 MARY AV NW
11	287710	1961	10/18/01	225700	730	0	6	1911	3	4575	N	N	6519 6TH AV NW
11	291920	0785	12/17/01	189000	740	0	6	1909	3	3840	N	N	106 N 80TH ST
11	751900	0006	11/1/01	199950	750	0	6	1918	3	3860	N	N	7503 3RD AV NW
11	162330	0155	7/11/01	247000	750	0	6	1910	3	3000	N	N	414 NW 70TH ST
11	164650	2520	1/8/01	186000	750	0	6	1914	3	3090	N	N	146 NW 75TH ST
11	164650	1410	9/19/01	222000	760	0	6	1921	3	3120	N	N	137 NW 80TH ST
11	291970	0520	4/11/01	225000	760	0	6	1927	4	3600	N	N	636 NW 83RD ST

**Sales Available for Annual Update Analysis**  
**Area 82**  
**(Single Family Residences)**

<b>Sub</b>	<b>Major</b>	<b>Minor</b>	<b>SaleDate</b>	<b>Sale Price</b>	<b>AGLA</b>	<b>FinBsmt</b>	<b>Grade</b>	<b>YrBltRen</b>	<b>Cond</b>	<b>SqFtLot</b>	<b>ViewYN</b>	<b>WtrfrYN</b>	<b>LocationAddr</b>
11	287710	1031	8/28/01	292000	770	0	6	1920	3	3000	Y	N	6531 2ND AV NW
11	424040	0075	10/16/01	221000	770	300	6	1926	2	3860	N	N	7752 14TH AV NW
11	291920	0115	5/22/00	259000	770	240	6	1921	3	4270	N	N	128 NW 84TH ST
11	937630	0510	5/30/01	279950	780	0	6	1909	4	4600	N	N	8016 12TH AV NW
11	046100	5100	5/29/01	285000	780	0	6	1928	3	5000	N	N	7013 DIBBLE AV NW
11	162380	0180	6/26/00	205000	780	0	6	1901	3	3000	N	N	622 NW 74TH ST
11	287710	1026	8/14/01	304950	790	0	6	1916	3	3000	Y	N	6527 2ND AV NW
11	164650	2150	5/3/01	180000	790	0	6	1914	2	6180	N	N	122 NW 76TH ST
11	291920	0850	2/20/01	199777	790	0	6	1911	2	3819	N	N	147 N 82ND ST
11	287710	1756	12/20/01	214400	800	200	6	1911	3	3750	N	N	6537 5TH AV NW
11	162330	0150	12/18/00	300000	810	0	6	1916	3	4000	N	N	418 NW 70TH ST
11	291920	0095	12/4/00	241500	820	250	6	1910	3	4240	N	N	114 NW 84TH ST
11	162330	0550	9/11/00	239950	820	0	6	1906	3	2590	N	N	411 NW 73RD ST
11	937630	1280	9/13/01	225000	830	0	6	1942	3	5000	N	N	8026 11TH AV NW
11	291920	0670	3/14/00	216000	840	0	6	1913	3	3840	N	N	119 N 81ST ST
11	164650	2630	5/16/00	215000	850	0	6	1911	3	4635	N	N	141 NW 76TH ST
11	202870	1075	4/3/01	261000	860	0	6	1924	3	4240	N	N	6526 DIBBLE AV NW
11	291920	0435	8/24/00	232500	860	180	6	1906	4	3840	N	N	120 NW 82ND ST
11	291920	0480	2/3/00	208500	860	180	6	1910	3	3840	N	N	156 NW 82ND ST
11	291970	1110	12/7/00	200500	870	0	6	1910	4	1903	N	N	8106 8TH AV NW
11	287710	1421	6/16/00	241500	870	0	6	1916	3	3750	N	N	6516 4TH AV NW
11	287710	1310	7/18/01	242000	880	0	6	1914	3	4200	N	N	6547 3RD AV NW
11	164650	2175	6/4/01	238500	890	0	6	1910	3	5150	N	N	136 NW 76TH ST
11	287710	2970	3/20/01	279950	890	0	6	1914	3	5000	N	N	6743 2ND AV NW
11	287710	2021	7/17/00	243000	890	0	6	1925	3	3215	N	N	6549 6TH AV NW
11	291970	0620	7/10/00	265000	900	0	6	1909	3	4800	N	N	633 NW 83RD ST
11	200170	0070	10/27/00	237500	910	0	6	1904	3	4000	N	N	153 NW 74TH ST
11	292270	0190	10/24/00	200000	910	0	6	1952	3	3760	N	N	8320 9TH AV NW
11	162330	0185	8/28/01	320100	920	150	6	1912	3	4485	N	N	7011 4TH AV NW
11	291970	1220	5/2/01	294000	920	900	6	1908	5	4800	N	N	607 NW 81ST ST
11	162380	0080	2/4/00	226000	920	0	6	1916	4	4000	N	N	629 NW 75TH ST

**Sales Available for Annual Update Analysis**  
**Area 82**  
**(Single Family Residences)**

<b>Sub</b>	<b>Major</b>	<b>Minor</b>	<b>SaleDate</b>	<b>Sale Price</b>	<b>AGLA</b>	<b>FinBsmt</b>	<b>Grade</b>	<b>YrBltRen</b>	<b>Cond</b>	<b>SqFtLot</b>	<b>ViewYN</b>	<b>WtrfrYN</b>	<b>LocationAddr</b>
11	751900	1135	8/21/00	210000	930	0	6	1925	3	3605	N	N	331 NW 80TH ST
11	046100	2680	5/18/00	275000	930	0	6	1903	3	7500	N	N	7311 MARY AV NW
11	200070	0240	4/3/00	275000	930	100	6	1914	4	3240	N	N	141 N 74TH ST
11	164650	0400	10/17/00	241000	950	120	6	1910	3	3090	N	N	110 N 76TH ST
11	164650	1920	9/26/01	324950	960	0	6	1925	2	4120	N	N	140 NW 77TH ST
11	751900	0946	4/19/01	268950	960	600	6	1927	3	3300	N	N	7815 3RD AV NW
11	751900	0980	9/5/00	287000	960	300	6	1920	3	3860	N	N	308 NW 79TH ST
11	292270	0295	1/25/01	295000	970	0	6	1923	3	4700	N	N	8333 DIBBLE AV NW
11	751900	0995	10/16/00	229950	970	200	6	1923	3	3860	N	N	316 NW 79TH ST
11	230140	0610	3/2/00	285000	980	300	6	1916	4	4000	Y	N	7026 2ND AV NW
11	287710	4030	7/20/00	305000	990	170	6	1911	3	5375	N	N	6724 PALATINE AV N
11	287710	1846	6/27/00	292000	990	0	6	1911	4	3750	N	N	6538 6TH AV NW
11	287710	4230	12/27/00	257500	1000	0	6	1910	3	4600	N	N	7015 1ST AV NW
11	751900	1175	11/15/01	243000	1010	160	6	1923	3	3810	N	N	315 NW 80TH ST
11	202870	0435	4/12/01	200000	1010	0	6	1913	3	5035	N	N	6708 DIBBLE AV NW
11	305270	1120	11/29/00	269490	1020	0	6	1904	5	3500	N	N	6732 12TH AV NW
11	046100	3310	12/24/01	256000	1030	0	6	1911	3	5000	N	N	7036 MARY AV NW
11	291970	0135	2/5/01	274800	1030	260	6	1916	4	2940	N	N	8401 6TH AV NW
11	230140	0510	10/30/00	230000	1030	220	6	1916	2	5000	N	N	7018 3RD AV NW
11	046100	4770	10/27/00	255000	1030	0	6	1948	4	5000	N	N	7015 9TH AV NW
11	287710	2950	3/3/00	260000	1030	0	6	1910	5	5000	N	N	6733 2ND AV NW
11	751900	0795	1/4/00	227000	1030	0	6	1918	3	5150	N	N	336 NW 78TH ST
11	287710	4120	9/12/00	240000	1040	300	6	1918	3	4030	N	N	7010 PALATINE AV N
11	162380	0010	2/17/00	196000	1040	0	6	1910	3	3600	N	N	7418 8TH AV NW
11	200070	0360	6/11/01	240000	1050	0	6	1919	3	6480	N	N	134 N 73RD ST
11	164650	0690	2/27/01	349000	1050	0	6	1915	3	4635	N	N	7710 1ST AV NW
11	162380	0215	8/15/00	230000	1050	0	6	1907	3	3000	N	N	644 NW 74TH ST
11	200070	0360	2/14/00	228000	1050	0	6	1919	3	6480	N	N	134 N 73RD ST
11	751900	2480	2/13/01	245000	1060	0	6	1926	3	3708	N	N	7506 8TH AV NW
11	291920	0120	2/13/01	265000	1060	0	6	1910	3	4280	N	N	132 NW 84TH ST
11	751900	2460	11/3/00	240000	1060	0	6	1921	3	5150	N	N	644 NW 75TH ST

**Sales Available for Annual Update Analysis**  
**Area 82**  
**(Single Family Residences)**

<b>Sub</b>	<b>Major</b>	<b>Minor</b>	<b>SaleDate</b>	<b>Sale Price</b>	<b>AGLA</b>	<b>FinBsmt</b>	<b>Grade</b>	<b>YrBltRen</b>	<b>Cond</b>	<b>SqFtLot</b>	<b>ViewYN</b>	<b>WtrfrYN</b>	<b>LocationAddr</b>
11	287710	1795	12/19/00	189950	1080	250	6	1912	3	3750	N	N	6555 5TH AV NW
11	287710	3011	7/16/01	250000	1100	160	6	1920	3	3500	N	N	211 NW 70TH ST
11	291970	0840	7/26/00	315000	1110	0	6	1910	4	4800	N	N	651 NW 82ND ST
11	287710	1140	2/23/01	257000	1140	140	6	1925	3	5000	N	N	6536 3RD AV NW
11	287710	3221	8/16/01	330000	1180	0	6	1915	2	3750	Y	N	6749 SYCAMORE AV NW
11	046100	4870	7/7/00	260000	1180	0	6	1922	3	5000	N	N	7020 10TH AV NW
11	291920	0630	3/15/01	280000	1220	0	6	1913	3	3840	N	N	158 NW 81ST ST
11	287710	0475	9/6/01	303000	1260	0	6	1910	4	5000	N	N	6508 1ST AV NW
11	162330	0960	4/23/01	302950	1280	0	6	1918	5	4500	N	N	408 NW 73RD ST
11	287710	3670	9/22/00	330000	1310	0	6	1909	3	5000	N	N	6733 PALATINE AV N
11	758970	0060	5/9/00	262000	1310	0	6	1920	3	6080	N	N	1223 NW 83RD ST
11	751900	1240	11/29/00	255000	1340	300	6	1940	4	5200	N	N	618 NW 79TH ST
11	751900	2075	1/26/01	219000	1350	0	6	1906	3	5150	N	N	649 NW 77TH ST
11	046100	4640	11/13/01	322350	1360	0	6	1910	5	5000	N	N	7054 11TH AV NW
11	291970	0180	8/13/01	280000	1360	300	6	1924	3	3920	N	N	612 NW 84TH ST
11	291970	0170	4/12/01	305000	1360	0	6	1927	3	3920	N	N	608 NW 84TH ST
11	751900	0471	12/26/01	366000	1370	0	6	1926	3	3375	N	N	7615 3RD AV NW
11	520010	0045	10/15/01	300000	1540	0	6	1904	5	3578	N	N	6517 12TH AV NW
11	751900	0105	7/30/01	310000	1560	0	6	1912	3	5150	N	N	352 NW 75TH ST
11	230140	0495	8/13/01	377500	1640	0	6	1911	3	5000	Y	N	7021 2ND AV NW
11	292170	0035	7/12/00	275000	1680	0	6	1998	3	3240	N	N	8344 14TH AV NW
11	164650	0890	7/5/01	314950	1780	0	6	1916	3	4635	N	N	126 N 78TH ST
11	530910	1130	11/8/01	386500	1970	0	6	1999	3	6420	N	N	6541 10TH AV NW
11	530910	0855	8/24/00	242500	690	0	7	1924	3	5145	N	N	6527 11TH AV NW
11	937630	0485	10/17/00	199950	700	600	7	1923	3	4000	N	N	1112 NW 80TH ST
11	287710	2715	4/24/01	220000	720	410	7	1994	3	2100	N	N	6731 3RD AV NW
11	937630	0790	3/14/01	249000	730	0	7	1947	3	5000	N	N	8334 12TH AV NW
11	751900	0515	9/19/00	277000	730	150	7	1925	5	3860	N	N	318 NW 77TH ST
11	162380	0345	2/7/01	219950	760	0	7	1907	5	3000	N	N	611 NW 74TH ST
11	758970	0065	4/10/00	245000	780	250	7	1941	3	4598	N	N	1215 NW 83RD ST
11	046100	1725	5/4/00	285000	790	0	7	1945	3	5000	N	N	7336 13TH AV NW

**Sales Available for Annual Update Analysis**  
**Area 82**  
**(Single Family Residences)**

<b>Sub</b>	<b>Major</b>	<b>Minor</b>	<b>SaleDate</b>	<b>Sale Price</b>	<b>AGLA</b>	<b>FinBsmt</b>	<b>Grade</b>	<b>YrBltRen</b>	<b>Cond</b>	<b>SqFtLot</b>	<b>ViewYN</b>	<b>WtrfrYN</b>	<b>LocationAddr</b>
11	291970	0960	3/10/00	218000	790	310	7	1905	4	4680	N	N	8111 6TH AV NW
11	758970	0063	12/24/01	259950	800	60	7	1941	3	5150	N	N	1207 NW 83RD ST
11	292270	2035	11/13/01	237500	800	200	7	1944	3	4275	N	N	7707 8TH AV NW
11	530910	0165	12/5/01	291000	810	0	7	1944	3	5350	N	N	6726 10TH AV NW
11	349130	0149	5/15/01	180000	810	0	7	1941	1	6350	N	N	7753 14TH AV NW
11	287710	1020	7/3/01	268600	820	400	7	1922	4	3500	Y	N	6525 2ND AV NW
11	292270	0265	6/19/01	315000	820	140	7	1938	3	4700	N	N	8317 DIBBLE AV NW
11	202870	0675	4/23/01	266000	820	170	7	1945	3	5300	N	N	6535 DIVISION AV NW
11	202870	0665	3/20/01	266200	820	130	7	1945	4	5300	N	N	6531 DIVISION AV NW
11	530910	0240	11/9/00	230000	820	0	7	1924	3	6803	N	N	6756 10TH AV NW
11	292270	2850	4/10/00	241000	820	100	7	1926	3	2950	N	N	852 NW 75TH ST
11	046100	1485	3/21/00	208000	820	100	7	1938	3	4500	N	N	7354 12TH AV NW
11	046100	5555	8/21/01	270000	840	520	7	1926	4	4500	N	N	7048 DIBBLE AV NW
11	046100	4700	3/8/01	249500	840	0	7	1919	4	5000	N	N	7049 9TH AV NW
11	507540	0145	2/27/01	299950	840	680	7	1930	4	3480	N	N	7705 13TH AV NW
11	046100	1465	7/13/01	235000	850	120	7	1918	3	5000	N	N	7344 12TH AV NW
11	292270	1085	8/25/00	212500	850	0	7	1910	4	4700	N	N	8061 DIBBLE AV NW
11	937630	0985	8/15/01	270800	860	0	7	1947	3	2500	N	N	8304 11TH AV NW
11	530910	0370	3/7/01	273000	860	0	7	1927	3	4013	N	N	6725 10TH AV NW
11	507540	0030	8/7/00	240000	860	0	7	1925	3	5080	N	N	7554 14TH AV NW
11	046100	3395	5/26/00	270000	860	140	7	1914	3	5000	N	N	7045 14TH AV NW
11	530910	0815	2/16/00	262000	860	0	7	1918	4	4333	N	N	6545 11TH AV NW
11	292270	2816	4/20/01	233500	870	0	7	1942	3	3760	N	N	7514 9TH AV NW
11	292270	3026	11/12/01	246800	880	0	7	1942	3	4560	N	N	7544 DIBBLE AV NW
11	291970	0945	8/29/01	287000	880	240	7	1927	3	3600	N	N	609 NW 82ND ST
11	291920	0740	7/2/01	214800	880	0	7	1913	4	3840	N	N	142 N 80TH ST
11	164650	0600	6/21/01	249950	880	0	7	1916	2	4635	N	N	140 N 77TH ST
11	292270	2730	5/22/01	218000	880	0	7	1942	3	3760	N	N	7558 9TH AV NW
11	292270	2700	5/2/01	227000	880	0	7	1942	3	4700	N	N	7547 9TH AV NW
11	164650	2430	5/2/01	314000	880	150	7	1924	3	3060	N	N	7507 1ST AV NW
11	162330	0845	10/20/00	326200	880	0	7	1924	4	4000	N	N	317 NW 74TH ST

**Sales Available for Annual Update Analysis**  
**Area 82**  
**(Single Family Residences)**

<b>Sub</b>	<b>Major</b>	<b>Minor</b>	<b>SaleDate</b>	<b>Sale Price</b>	<b>AGLA</b>	<b>FinBsmt</b>	<b>Grade</b>	<b>YrBltRen</b>	<b>Cond</b>	<b>SqFtLot</b>	<b>ViewYN</b>	<b>WtrfrYN</b>	<b>LocationAddr</b>
11	045800	0280	10/18/01	253000	890	220	7	1926	3	5080	N	N	8033 14TH AV NW
11	162330	0985	4/6/01	299950	890	150	7	1926	4	3000	N	N	420 NW 73RD ST
11	292270	1554	6/20/00	278000	890	200	7	1942	3	5640	N	N	7750 9TH AV NW
11	291920	1055	4/17/00	224000	890	150	7	1910	4	3840	N	N	122 N 82ND ST
11	937630	2180	4/11/00	260000	890	480	7	1987	3	2375	N	N	907 NW 83RD ST
11	349130	0147	1/14/00	269000	890	300	7	1939	3	4000	N	N	1415 NW 80TH ST
11	288010	0870	11/15/01	275000	900	0	7	1948	3	5000	N	N	705 NW 67TH ST
11	291970	1445	7/6/01	260000	900	0	7	1924	3	3600	N	N	319 NW 81ST ST
11	937630	0625	5/8/01	235000	900	200	7	1908	3	5000	N	N	8047 11TH AV NW
11	046100	0080	1/22/01	222700	900	0	7	1912	3	4050	N	N	7329 8TH AV NW
11	202870	0487	11/6/01	259950	910	0	7	1926	3	2800	N	N	832 NW 67TH ST
11	291970	0600	11/21/00	267500	910	0	7	1937	3	4800	N	N	645 NW 83RD ST
11	046100	4240	10/26/00	212000	910	0	7	1948	3	2645	N	N	1106 NW 70TH ST
11	046100	1225	5/12/00	299950	910	0	7	1927	4	5000	N	N	7353 11TH AV NW
11	424040	0105	11/28/01	224000	920	100	7	1940	3	4070	N	N	1311 NW 80TH ST
11	287710	0465	10/18/01	279500	920	0	7	1924	3	5000	N	N	6512 1ST AV NW
11	162380	0300	9/25/01	259950	920	0	7	1926	3	3000	N	N	637 NW 74TH ST
11	202870	0615	2/10/01	269000	920	600	7	1924	3	3450	N	N	6538 DIVISION AV NW
11	430570	0145	11/19/01	254950	930	230	7	1940	3	5334	N	N	7730 13TH AV NW
11	200120	0040	9/5/00	290000	930	650	7	1910	3	4000	N	N	131 NW 75TH ST
11	046100	0470	4/5/00	339000	930	650	7	1929	4	5000	N	N	7312 9TH AV NW
11	046100	4375	10/5/01	322500	940	300	7	1939	3	5000	N	N	7058 12TH AV NW
11	530910	0965	10/23/00	284950	940	0	7	1978	3	4850	N	N	1016 NW 65TH ST
11	937630	0345	11/16/01	290000	950	0	7	1906	4	5000	N	N	7750 12TH AV NW
11	045800	0260	7/9/01	240000	950	0	7	1939	3	5715	N	N	8045 14TH AV NW
11	937630	2310	4/1/01	270000	960	250	7	1942	3	5000	N	N	8322 10TH AV NW
11	291970	1960	3/12/01	341000	960	0	7	1928	3	4800	N	N	327 NW 83RD ST
11	292170	0405	12/27/00	265000	960	200	7	1952	3	6210	N	N	8317 12TH AV NW
11	202870	0426	5/5/00	256050	960	0	7	1913	3	3710	N	N	836 NW 67TH ST
11	751900	1285	9/26/01	249900	970	0	7	1910	3	4160	N	N	642 NW 79TH ST
11	162380	0137	8/16/01	267000	970	0	7	1947	3	3990	N	N	7407 6TH AV NW

**Sales Available for Annual Update Analysis**  
**Area 82**  
**(Single Family Residences)**

<b>Sub</b>	<b>Major</b>	<b>Minor</b>	<b>SaleDate</b>	<b>Sale Price</b>	<b>AGLA</b>	<b>FinBsmt</b>	<b>Grade</b>	<b>YrBltRen</b>	<b>Cond</b>	<b>SqFtLot</b>	<b>ViewYN</b>	<b>WtrfrYN</b>	<b>LocationAddr</b>
11	291970	1785	2/12/01	309000	970	0	7	1916	3	3600	N	N	316 NW 81ST ST
11	292270	1235	8/4/00	230000	970	0	7	1937	3	5700	N	N	8010 DIBBLE AV NW
11	305270	1110	5/31/00	285000	970	0	7	1905	5	5000	N	N	6734 12TH AV NW
11	046100	1415	4/26/01	259950	980	0	7	1950	4	5000	N	N	7320 12TH AV NW
11	162380	0435	4/17/01	290000	980	680	7	1984	3	3000	N	N	700 NW 73RD ST
11	202870	0465	8/29/00	279900	980	0	7	1918	3	4770	N	N	6724 DIBBLE AV NW
11	164650	1960	7/10/00	230000	980	240	7	1948	3	6180	N	N	7714 3RD AV NW
11	162330	1255	4/13/00	256000	980	850	7	1949	3	6000	N	N	356 NW 74TH ST
11	430570	0070	5/14/01	331000	990	0	7	1981	3	5190	N	N	7737 12TH AV NW
11	349130	0039	3/20/00	266000	990	760	7	1940	3	5074	N	N	7545 MARY AV NW
11	230140	0245	1/6/00	294000	990	0	7	1916	3	3700	N	N	7210 SYCAMORE AV NW
11	292270	1285	11/13/01	248000	1000	120	7	1924	3	5700	N	N	8005 8TH AV NW
11	937630	0400	3/15/01	271500	1000	110	7	1922	3	5700	N	N	7739 11TH AV NW
11	162330	1205	3/12/01	230000	1000	0	7	1908	5	6000	N	N	332 NW 74TH ST
11	046100	3875	10/6/00	318000	1000	120	7	1925	3	5000	N	N	7037 12TH AV NW
11	200120	0125	8/24/00	375000	1000	300	7	1945	3	4000	N	N	120 NW 74TH ST
11	287710	4126	8/8/00	269990	1000	0	7	1918	3	4630	N	N	202 N 70TH ST
11	162330	0005	6/14/01	305000	1010	0	7	1918	5	4210	N	N	7031 3RD AV NW
11	012503	9023	5/17/01	279500	1010	0	7	1906	3	3260	N	N	165 NW 73RD ST
11	292270	1910	8/28/00	248500	1010	0	7	1938	3	5700	N	N	7738 DIBBLE AV NW
11	046100	4210	3/9/00	251950	1010	300	7	1953	3	3750	N	N	7021 11TH AV NW
11	530910	0195	2/10/00	257500	1010	0	7	1909	5	5350	N	N	6712 10TH AV NW
11	046100	5185	9/6/01	380000	1020	190	7	1948	3	6600	N	N	864 NW 70TH ST
11	202870	0340	6/13/01	280000	1020	0	7	1907	3	5300	N	N	6720 9TH AV NW
11	291920	0315	10/18/00	238500	1020	0	7	1925	4	3840	N	N	152 NW 83RD ST
11	287710	3411	9/15/00	325000	1020	120	7	1924	4	4000	N	N	6723 1ST AV NW
11	164650	0935	11/21/01	317500	1030	630	7	1956	3	6180	N	N	7800 1ST AV NW
11	672870	0035	4/9/01	262777	1030	0	7	1920	5	4095	N	N	7015 6TH AV NW
11	292270	2075	7/21/00	233500	1030	0	7	1941	3	5700	N	N	7809 8TH AV NW
11	292270	2540	7/17/00	250000	1030	150	7	1912	4	3290	N	N	7518 10TH AV NW
11	162330	0950	11/19/01	265000	1040	0	7	1929	4	4500	N	N	322 NW 73RD ST

**Sales Available for Annual Update Analysis**  
**Area 82**  
**(Single Family Residences)**

<b>Sub</b>	<b>Major</b>	<b>Minor</b>	<b>SaleDate</b>	<b>Sale Price</b>	<b>AGLA</b>	<b>FinBsmt</b>	<b>Grade</b>	<b>YrBltRen</b>	<b>Cond</b>	<b>SqFtLot</b>	<b>ViewYN</b>	<b>WtrfrYN</b>	<b>LocationAddr</b>
11	202870	0445	7/19/01	339500	1040	240	7	1949	4	4240	N	N	6712 DIBBLE AV NW
11	164650	0125	5/16/00	335000	1050	0	7	1921	5	5150	N	N	102 N 75TH ST
11	200120	0140	4/5/00	315000	1050	0	7	1924	3	4000	N	N	110 NW 74TH ST
11	200170	0010	3/3/00	322050	1050	0	7	1926	4	4000	N	N	107 NW 74TH ST
11	164650	1860	9/8/00	318000	1060	0	7	1928	3	3605	N	N	118 NW 77TH ST
11	162330	0815	8/29/00	280000	1060	240	7	1924	4	5000	N	N	333 NW 74TH ST
11	200070	0300	11/30/01	350000	1070	250	7	1911	3	6430	N	N	7312 1ST AV NW
11	937630	1475	7/24/01	290200	1070	140	7	1939	3	4500	N	N	7706 11TH AV NW
11	305270	0300	11/20/00	290000	1070	0	7	1916	3	5000	N	N	6731 ALONZO AV NW
11	200070	0225	6/9/00	325000	1070	0	7	1947	3	3240	N	N	149 N 74TH ST
11	758970	0014	3/10/00	240000	1070	500	7	1940	3	5494	N	N	1302 NW 80TH ST
11	530910	0455	8/9/00	285000	1080	150	7	1909	4	5350	N	N	6722 11TH AV NW
11	202870	0425	7/26/00	272000	1080	170	7	1947	3	3710	N	N	6702 DIBBLE AV NW
11	292270	1410	6/16/00	189500	1080	0	7	1950	3	4800	N	N	8217 8TH AV NW
11	287710	0965	9/11/01	390000	1090	200	7	1918	3	5000	Y	N	6502 2ND AV NW
11	287710	3540	4/18/01	332000	1090	220	7	1925	4	4000	N	N	6734 SYCAMORE AV NW
11	758920	0153	5/22/00	288500	1090	300	7	1948	3	5386	N	N	8329 14TH AV NW
11	866840	0030	3/13/00	275100	1090	400	7	1924	4	4826	N	N	1430 NW 77TH ST
11	287710	2840	1/28/00	214000	1100	0	7	1924	3	3333	N	N	6722 4TH AV NW
11	287710	0990	6/4/01	309000	1110	240	7	1984	3	2500	Y	N	6509 2ND AV NW
11	287710	2115	12/21/01	245000	1110	600	7	1973	3	2425	N	N	6733 6TH AV NW
11	305270	0965	12/7/01	270000	1110	0	7	1928	3	3750	N	N	6711 12TH AV NW
11	530910	0695	9/21/01	263350	1110	0	7	1928	3	4062	N	N	6721 11TH AV NW
11	292270	3155	9/1/00	190000	1120	0	7	1955	3	5700	N	N	7505 8TH AV NW
11	287710	2751	6/16/00	249950	1120	0	7	1910	3	4500	N	N	307 NW 70TH ST
11	287710	3400	6/9/00	260000	1120	0	7	1922	4	2500	N	N	6717 1ST AV NW
11	937630	1170	5/17/00	279950	1120	250	7	1950	3	5000	N	N	8327 10TH AV NW
11	520010	0185	8/20/01	315000	1130	0	7	1928	4	4005	N	N	6550 12TH AV NW
11	046100	4115	8/9/01	257000	1130	0	7	1945	3	5000	N	N	7058 13TH AV NW
11	751900	1850	8/8/01	367000	1130	0	7	1912	3	3860	N	N	639 NW 78TH ST
11	291970	0430	4/18/01	268000	1130	0	7	1950	4	4660	N	N	602 NW 83RD ST

**Sales Available for Annual Update Analysis**  
**Area 82**  
**(Single Family Residences)**

<b>Sub</b>	<b>Major</b>	<b>Minor</b>	<b>SaleDate</b>	<b>Sale Price</b>	<b>AGLA</b>	<b>FinBsmt</b>	<b>Grade</b>	<b>YrBltRen</b>	<b>Cond</b>	<b>SqFtLot</b>	<b>ViewYN</b>	<b>WtrfrYN</b>	<b>LocationAddr</b>
11	202870	0805	11/27/00	260000	1130	0	7	1906	3	5300	N	N	6547 DIBBLE AV NW
11	291920	0960	3/23/00	261000	1130	0	7	1916	3	3840	N	N	119 N 83RD ST
11	046100	0380	2/8/00	304900	1130	150	7	1925	5	5000	N	N	7331 DIBBLE AV NW
11	012503	9053	8/17/01	334900	1140	0	7	1930	3	3500	N	N	1306 NW 70TH ST
11	292270	1720	11/28/00	250000	1140	450	7	1960	3	3525	N	N	7705 DIBBLE AV NW
11	291920	0410	5/17/01	319500	1150	140	7	1926	4	3674	N	N	102 NW 82ND ST
11	751900	1210	11/1/00	264500	1150	0	7	1928	3	2590	N	N	606 NW 79TH ST
11	937630	0990	5/24/00	320000	1150	110	7	1929	3	3100	N	N	8308 11TH AV NW
11	530910	1070	2/17/00	260000	1150	180	7	1940	4	4240	N	N	1001 NW 67TH ST
11	544530	0040	1/24/00	255000	1150	180	7	1930	4	4445	N	N	7534 MARY AV NW
11	287710	0315	7/17/00	298000	1160	0	7	1975	4	2500	Y	N	6533 PALATINE AV N
11	230140	0760	7/5/01	342000	1160	0	7	1919	3	5000	N	N	7024 1ST AV NW
11	544530	0025	5/9/01	280000	1160	0	7	1930	4	4445	N	N	7530 MARY AV NW
11	287710	0186	12/10/01	323500	1170	700	7	1976	3	4000	N	N	6528 PALATINE AV N
11	202870	1135	8/1/01	237000	1170	0	7	1958	3	4240	N	N	6527 DIVISION AV NW
11	349130	0178	12/15/00	295000	1170	330	7	1926	3	4528	N	N	7727 14TH AV NW
11	291920	1110	4/6/00	230000	1170	300	7	1956	3	3840	N	N	123 N 84TH ST
11	046100	2200	8/8/01	365000	1180	0	7	1914	3	5000	N	N	7318 ALONZO AV NW
11	672870	0025	7/10/01	344777	1180	0	7	1906	4	5850	N	N	7013 6TH AV NW
11	520010	0030	8/17/00	290000	1180	0	7	1929	3	3578	N	N	6511 12TH AV NW
11	530910	0405	4/21/00	229000	1180	0	7	1904	3	4815	N	N	6711 10TH AV NW
11	530910	1500	6/22/01	229990	1190	450	7	1925	3	3135	N	N	6503 9TH AV NW
11	305270	1085	11/23/01	281500	1200	0	7	1927	3	5000	N	N	6746 12TH AV NW
11	758970	0041	11/1/01	255000	1200	0	7	1927	3	5418	N	N	8042 14TH AV NW
11	162380	0005	2/15/00	219950	1200	0	7	1913	4	3600	N	N	7412 8TH AV NW
11	046100	3345	10/9/01	320000	1210	0	7	1930	3	5000	N	N	7054 MARY AV NW
11	046100	2515	7/23/01	265000	1210	0	7	1944	3	5000	N	N	7330 MARY AV NW
11	046100	1575	2/21/01	288000	1210	300	7	1957	3	5000	N	N	7337 12TH AV NW
11	292270	1750	11/7/00	273000	1210	0	7	1928	3	3525	N	N	7717 DIBBLE AV NW
11	292270	0120	9/26/00	283000	1210	0	7	1944	3	5360	N	N	8303 9TH AV NW
11	046100	1315	7/20/00	275000	1210	0	7	1938	3	5000	N	N	7311 11TH AV NW

**Sales Available for Annual Update Analysis**  
**Area 82**  
**(Single Family Residences)**

<b>Sub</b>	<b>Major</b>	<b>Minor</b>	<b>SaleDate</b>	<b>Sale Price</b>	<b>AGLA</b>	<b>FinBsmt</b>	<b>Grade</b>	<b>YrBltRen</b>	<b>Cond</b>	<b>SqFtLot</b>	<b>ViewYN</b>	<b>WtrfrYN</b>	<b>LocationAddr</b>
11	417210	0090	9/26/01	315000	1220	800	7	1958	3	3940	N	N	7042 CLEOPATRA PL NW
11	291970	2645	2/7/01	247500	1220	0	7	1928	3	4090	N	N	314 NW 84TH ST
11	292270	0155	12/11/00	246685	1220	0	7	1944	3	4700	N	N	8336 9TH AV NW
11	751900	2550	9/1/00	330000	1220	560	7	1949	3	5150	N	N	629 NW 76TH ST
11	202870	0500	5/30/00	304000	1220	0	7	1926	4	3710	N	N	6709 DIVISION AV NW
11	162330	0865	9/3/01	282500	1230	0	7	1926	3	3000	N	N	311 NW 74TH ST
11	292270	2185	5/7/01	343000	1230	0	7	1927	4	3130	N	N	1009 NW 77TH ST
11	292270	2580	4/10/00	332000	1230	180	7	1938	1	2740	N	N	902 NW 75TH ST
11	162380	0560	7/10/01	265000	1240	0	7	1928	4	5370	N	N	611 NW 73RD ST
11	046100	4810	3/7/01	355000	1240	900	7	1940	3	8250	N	N	916 NW 70TH ST
11	751900	2125	9/8/00	299950	1240	0	7	1925	3	5150	N	N	621 NW 77TH ST
11	046100	5545	6/19/00	266000	1240	0	7	1944	4	6000	N	N	7044 DIBBLE AV NW
11	305270	0340	10/26/01	253000	1250	0	7	1952	3	4500	N	N	6749 ALONZO AV NW
11	751900	1676	11/7/01	293000	1260	0	7	1928	3	3445	N	N	7815 6TH AV NW
11	162330	0770	6/23/00	273500	1260	390	7	1974	3	5800	N	N	355 NW 74TH ST
11	937630	1831	5/15/00	324950	1260	0	7	1929	3	4080	N	N	912 NW 77TH ST
11	937630	2271	4/24/01	249950	1270	0	7	1910	3	4530	N	N	912 NW 83RD ST
11	424040	0010	3/9/00	321650	1270	0	7	1924	4	5588	N	N	7726 14TH AV NW
11	751900	0085	5/22/01	360000	1280	380	7	1928	3	5150	N	N	342 NW 75TH ST
11	424040	0210	4/27/01	245000	1280	0	7	1925	4	4920	N	N	7511 12TH AV NW
11	424040	0125	1/27/00	272000	1280	100	7	1940	3	3680	N	N	7556 13TH AV NW
11	305270	0490	7/18/00	290000	1290	0	7	1928	4	5000	N	N	6709 14TH AV NW
11	291970	0227	6/19/00	275000	1290	0	7	1990	3	2819	N	N	628 NW 84TH ST
11	287710	1885	6/9/00	315000	1290	0	7	1912	3	5000	N	N	6520 6TH AV NW
11	287710	4240	10/2/01	420000	1300	0	7	1910	5	5000	N	N	7008 SYCAMORE AV NW
11	424040	0025	5/17/00	267500	1300	390	7	1937	4	5588	N	N	7725 13TH AV NW
11	287710	0926	10/30/00	342500	1310	0	7	1921	3	5000	Y	N	6520 2ND AV NW
11	202870	1085	8/27/01	265000	1320	0	7	1913	3	2555	N	N	832 NW 65TH ST
11	164650	2295	6/20/01	332000	1320	0	7	1925	3	3605	N	N	145 NW 77TH ST
11	230140	0770	9/20/01	387500	1340	750	7	1923	5	5000	N	N	7030 1ST AV NW
11	046100	1625	2/20/01	247500	1340	0	7	1908	4	5000	N	N	7311 12TH AV NW

**Sales Available for Annual Update Analysis**  
**Area 82**  
**(Single Family Residences)**

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11	349130	0037	8/22/01	270000	1350	870	7	1940	4	5074	N	N	7541 MARY AV NW
11	424040	0181	3/13/00	307500	1370	420	7	1949	3	7800	N	N	7522 13TH AV NW
11	349130	0211	7/18/01	295000	1380	0	7	1924	4	5461	N	N	7553 14TH AV NW
11	292270	0090	11/13/00	315000	1380	400	7	1950	3	6823	N	N	8317 9TH AV NW
11	230140	0670	6/12/01	488450	1390	600	7	1916	4	5000	N	N	7018 SYCAMORE AV NW
11	292170	0131	4/16/01	299999	1390	0	7	1922	4	2400	N	N	1308 NW 83RD ST
11	046100	0100	10/30/00	325000	1400	0	7	1998	4	5775	N	N	7319 8TH AV NW
11	291920	0280	4/24/01	360000	1410	670	7	1926	4	3794	N	N	132 NW 83RD ST
11	202870	0635	11/13/00	268000	1420	0	7	1912	4	3480	N	N	6546 DIVISION AV NW
11	045800	0125	7/25/00	324950	1420	600	7	1941	3	7560	N	N	8021 MARY AV NW
11	202870	0820	6/23/00	272000	1420	0	7	1905	4	5300	N	N	6551 DIBBLE AV NW
11	202870	0515	5/23/01	288000	1430	0	7	1908	4	5300	N	N	6717 DIVISION AV NW
11	287710	2770	6/1/00	250000	1430	0	7	1915	3	3250	N	N	313 NW 70TH ST
11	530910	0485	4/12/00	367000	1430	0	7	1909	4	5350	N	N	6708 11TH AV NW
11	292270	1485	3/30/00	320000	1430	0	7	1915	3	5108	N	N	7727 9TH AV NW
11	162330	0315	11/29/01	299950	1440	0	7	1911	3	2670	N	N	7010 6TH AV NW
11	751900	0380	6/14/00	270000	1440	0	7	1928	3	3860	N	N	349 NW 77TH ST
11	287710	0071	9/1/00	272000	1450	0	7	1924	3	4000	Y	N	6533 GREENWOOD AV N
11	291970	2040	11/15/01	316500	1450	1370	7	1967	3	4608	N	N	8201 3RD AV NW
11	291970	0830	7/13/01	270000	1450	0	7	1946	4	4512	N	N	8116 8TH AV NW
11	751900	1660	12/7/00	325000	1450	0	7	1926	3	5150	N	N	611 NW 79TH ST
11	349130	0052	12/24/01	359950	1460	0	7	1929	4	4250	N	N	1471 NW 77TH ST
11	530910	0350	12/1/01	300000	1480	300	7	1927	3	5350	N	N	6733 10TH AV NW
11	046100	0900	2/6/01	300000	1480	0	7	1926	3	5250	N	N	7358 10TH AV NW
11	162330	1055	11/9/00	389000	1480	580	7	1911	5	6000	N	N	341 NW 75TH ST
11	288010	0985	11/2/00	310000	1480	100	7	1924	3	5000	N	N	6518 CLEOPATRA PL NW
11	507540	0170	3/23/00	345000	1480	0	7	1928	5	3290	N	N	7701 13TH AV NW
11	202870	0750	12/28/01	245000	1510	200	7	1912	4	4505	N	N	6546 DIBBLE AV NW
11	162380	0415	8/30/00	331000	1510	0	7	1946	3	6000	N	N	616 NW 73RD ST
11	202870	0270	8/29/00	325000	1510	0	7	1929	3	3816	N	N	6744 9TH AV NW
11	287710	2960	3/24/00	400000	1510	0	7	1914	3	5000	N	N	6737 2ND AV NW

**Sales Available for Annual Update Analysis**  
**Area 82**  
**(Single Family Residences)**

<b>Sub</b>	<b>Major</b>	<b>Minor</b>	<b>SaleDate</b>	<b>Sale Price</b>	<b>AGLA</b>	<b>FinBsmt</b>	<b>Grade</b>	<b>YrBltRen</b>	<b>Cond</b>	<b>SqFtLot</b>	<b>ViewYN</b>	<b>WtrfrYN</b>	<b>LocationAddr</b>
11	305270	0290	8/23/01	305000	1520	0	7	1906	3	5000	N	N	6727 ALONZO AV NW
11	291920	1180	3/1/01	262200	1520	250	7	1926	3	3840	N	N	140 N 83RD ST
11	046100	0110	11/13/00	259000	1520	0	7	1927	4	4325	N	N	7315 8TH AV NW
11	751900	0245	8/2/00	242500	1520	530	7	1925	4	3650	N	N	7603 3RD AV NW
11	937630	1630	4/21/00	352000	1520	0	7	1929	3	4000	N	N	7735 10TH AV NW
11	046100	2615	10/24/01	314990	1530	0	7	1939	3	5000	N	N	7339 MARY AV NW
11	046100	5590	11/29/00	307000	1530	0	7	1927	3	3000	N	N	7060 DIBBLE AV NW
11	230140	0520	10/5/00	235000	1530	0	7	1922	3	5000	N	N	7022 3RD AV NW
11	287710	1980	5/18/00	275000	1530	0	7	1925	2	4820	N	N	6529 6TH AV NW
11	937630	0945	2/27/01	265000	1540	0	7	1928	2	5000	N	N	8311 11TH AV NW
11	287710	1486	3/30/00	227000	1540	100	7	1926	3	3750	N	N	6515 4TH AV NW
11	046100	5135	7/3/00	265000	1550	0	7	1927	3	4300	N	N	850 NW 70TH ST
11	305270	1135	2/1/01	338000	1560	0	7	1945	3	5000	N	N	6722 12TH AV NW
11	164650	0345	3/6/00	401000	1560	150	7	1908	3	4635	N	N	138 N 76TH ST
11	292270	1640	2/15/00	305000	1560	0	7	1930	3	4260	N	N	7722 9TH AV NW
11	287710	2640	10/31/01	412500	1570	410	7	1911	3	5000	N	N	6702 5TH AV NW
11	164650	1365	11/16/00	290000	1570	0	7	1921	3	4680	N	N	7912 3RD AV NW
11	287710	0196	10/9/00	479950	1570	0	7	1920	4	4000	N	N	6524 PALATINE AV N
11	230140	0065	8/29/01	362000	1590	450	7	1911	4	4030	N	N	7210 PALATINE AV N
11	287710	2120	11/9/00	312000	1590	120	7	1925	3	4850	N	N	6737 6TH AV NW
11	287710	2090	5/18/01	330500	1600	0	7	1925	3	4840	N	N	6721 6TH AV NW
11	292170	0180	1/22/01	270000	1600	0	7	1916	3	6350	N	N	8331 13TH AV NW
11	287710	1946	6/5/00	363500	1610	0	7	1912	5	3600	N	N	6511 6TH AV NW
11	291970	2205	4/17/01	339900	1620	220	7	1927	3	4800	N	N	351 NW 84TH ST
11	751900	1360	2/1/01	250000	1620	140	7	1947	3	5200	N	N	641 NW 80TH ST
11	012503	9043	1/23/01	293000	1620	270	7	1926	3	3750	N	N	200 NW 73RD ST
11	937630	0640	9/6/00	244900	1620	0	7	1992	3	2500	N	N	8043 11TH AV NW
11	230140	0100	8/14/00	310000	1670	0	7	1908	3	4500	N	N	7217 PALATINE AV N
11	291920	1200	6/14/00	290000	1670	120	7	1906	4	3840	N	N	122 N 83RD ST
11	287710	0226	4/3/00	425000	1680	0	7	1911	3	3500	N	N	6508 PALATINE AV N
11	305270	0720	3/27/00	368500	1680	400	7	1955	3	5000	N	N	6709 13TH AV NW

**Sales Available for Annual Update Analysis**  
**Area 82**  
**(Single Family Residences)**

<b>Sub</b>	<b>Major</b>	<b>Minor</b>	<b>SaleDate</b>	<b>Sale Price</b>	<b>AGLA</b>	<b>FinBsmt</b>	<b>Grade</b>	<b>YrBltRen</b>	<b>Cond</b>	<b>SqFtLot</b>	<b>ViewYN</b>	<b>WtrfrYN</b>	<b>LocationAddr</b>
11	751900	1770	10/29/01	280000	1710	0	7	1926	3	3860	N	N	640 NW 77TH ST
11	164650	0670	5/30/01	385000	1710	0	7	1923	3	4120	N	N	106 N 77TH ST
11	164650	0775	8/3/00	370000	1710	0	7	1917	3	4635	N	N	137 N 78TH ST
11	012503	9042	5/2/00	320000	1710	500	7	1926	3	3750	N	N	172 NW 73RD ST
11	287710	0686	1/8/01	425950	1740	0	7	1926	4	4500	Y	N	6522 SYCAMORE AV NW
11	305270	0910	4/26/00	395000	1740	200	7	1957	3	5000	N	N	6710 13TH AV NW
11	937630	0295	10/18/01	364000	1750	0	7	1926	3	5000	N	N	7728 12TH AV NW
11	291970	1180	8/6/01	414000	1750	0	7	1910	3	4800	N	N	627 NW 81ST ST
11	012503	9046	6/26/00	320000	1770	0	7	1926	4	3750	N	N	170 NW 73RD ST
11	292170	0080	3/23/00	262000	1780	0	7	1919	2	6470	N	N	8322 14TH AV NW
11	287710	0716	8/30/00	369000	1800	220	7	1924	3	4000	Y	N	6506 SYCAMORE AV NW
11	164650	2575	5/22/01	315000	1820	0	7	1924	3	4080	N	N	7514 3RD AV NW
11	672870	0115	3/31/00	397777	1850	0	7	1990	3	5850	N	N	7012 7TH AV NW
11	292170	0445	4/10/00	358000	1870	0	7	1915	4	6220	N	N	8337 12TH AV NW
11	291920	0180	8/9/01	368000	1920	0	7	1928	4	3840	N	N	137 NW 84TH ST
11	287710	3735	5/11/00	550000	1940	0	7	1922	5	5000	N	N	6752 1ST AV NW
11	287710	4325	8/14/01	392500	2030	0	7	1909	4	3750	N	N	202 NW 70TH ST
11	046100	2260	9/11/00	379950	2060	0	7	1992	3	4300	N	N	7346 ALONZO AV NW
11	292270	3050	6/27/00	381000	2060	0	7	1942	5	5700	N	N	7532 DIBBLE AV NW
11	230140	0050	9/11/00	445000	2120	0	7	1904	5	5375	N	N	7202 PALATINE AV N
11	287710	4340	5/24/00	330000	2130	240	7	1910	3	5000	Y	N	7009 2ND AV NW
11	291920	0155	7/14/01	229950	1030	380	8	1948	3	3840	N	N	157 NW 84TH ST
11	349130	0020	4/14/00	272000	1090	200	8	1941	3	5461	N	N	7527 MARY AV NW
11	046100	0800	1/13/00	265000	1110	210	8	1940	3	4200	N	N	7316 10TH AV NW
11	046100	0985	10/8/01	257600	1120	230	8	1952	3	5000	N	N	7327 10TH AV NW
11	291970	1620	4/3/00	286500	1210	120	8	1951	3	4680	N	N	357 NW 82ND ST
11	937630	0560	6/11/01	344950	1280	0	8	1929	3	3333	N	N	8040 12TH AV NW
11	046100	0460	9/25/01	386000	1320	440	8	1927	3	5000	N	N	7308 9TH AV NW
11	349130	0096	6/18/01	334880	1400	1400	8	1964	3	5500	N	N	7727 MARY AV NW
11	424040	0183	7/20/00	325000	1410	310	8	1951	3	7800	N	N	7514 13TH AV NW
11	291920	0140	5/3/00	320000	1420	0	8	1930	3	4300	N	N	150 NW 84TH ST

**Sales Available for Annual Update Analysis**  
**Area 82**  
**(Single Family Residences)**

<b>Sub</b>	<b>Major</b>	<b>Minor</b>	<b>SaleDate</b>	<b>Sale Price</b>	<b>AGLA</b>	<b>FinBsmt</b>	<b>Grade</b>	<b>YrBltRen</b>	<b>Cond</b>	<b>SqFtLot</b>	<b>ViewYN</b>	<b>WtrfrYN</b>	<b>LocationAddr</b>
11	758970	0102	11/16/01	359950	1490	0	8	1929	3	3360	N	N	8001 12TH AV NW
11	292270	2110	1/14/00	220000	1500	300	8	1931	3	4275	N	N	7821 8TH AV NW
11	424040	0073	2/11/00	258950	1510	260	8	1929	4	5240	N	N	7748 14TH AV NW
11	045800	0225	11/20/00	389900	1570	0	8	1929	3	7620	N	N	8050 MARY AV NW
11	751900	1571	11/20/00	275000	1600	0	8	1930	3	3708	N	N	7812 8TH AV NW
11	751900	0835	11/7/00	370000	1620	0	8	1950	3	5150	N	N	7804 6TH AV NW
11	430570	0010	2/23/01	369950	1640	0	8	1990	3	4850	N	N	1224 NW 77TH ST
11	046100	3400	8/21/00	325000	1650	510	8	2000	3	2500	N	N	7037 14TH AV NW
11	507540	0150	3/1/01	365000	1670	0	8	1931	3	4572	N	N	7709 13TH AV NW
11	292270	3120	6/21/01	269500	1710	290	8	1928	3	4275	N	N	7506 DIBBLE AV NW
11	045800	0335	9/21/01	320000	1720	540	8	1932	3	3290	N	N	1400 NW 80TH ST
11	287710	0680	7/31/00	420500	2100	0	8	1984	3	4000	Y	N	6524 SYCAMORE AV NW
11	305270	0475	11/21/01	450000	2210	1220	8	1970	3	7500	N	N	1400 NW 67TH ST
11	305270	0475	2/3/00	326700	2210	1220	8	1970	3	7500	N	N	1400 NW 67TH ST
11	046100	1565	2/4/00	336744	2300	0	8	1999	3	3000	N	N	7341 12TH AV NW
11	288010	0195	6/12/01	384200	2720	0	8	1965	3	5500	N	N	6727 7TH AV NW
11	287710	2330	1/23/01	410000	2110	0	9	2000	3	3750	N	N	6738 6TH AV NW
11	287710	3710	12/12/00	670000	2130	810	9	2000	3	5000	N	N	6753 PALATINE AV N

**Vacant Sales Available to Develop the Valuation Model  
Area 82**

There are an insufficient number of vacant sales to develop a valuation model.